K 2283

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of NINE THOUSAND SEVEN HUNDRED FIFTY AND NO/100 - ($9750.00) - - - - - - - - - - - - **DOLLARS**

Cash in hand paid by James Lucien Linder and wife, Euphiazene Linder, the receipt of which is hereby acknowledged, we

J. R. COARSEY AND H. H. RICHARDSON

_____ **have bargained and sold, and by these presents do transfer and convey unto the said** JAMES LUCIEN LINDER AND WIFE, EUPHIAZENE LINDER

_____ **their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:**

Land in Davidson County, Tennessee, being Lot No. 276 on the Plan of Clover-Hill Subdivision, Section VI, as of record in Book 4137, page 90, Register's Office for Davidson County, Tennessee.

Said Lot No. 276 is more or less a point in the westerly margin of Dolfay Drive, the common front corner of Lots Nos. 275 and 276; thence westerly 115 feet to a point, the common rear corner of Lots Nos. 275, 276 and 277; thence southerly 150 feet to a point in the northerly margin of Emory Drive, the common front corner of Lots Nos. 276 and 277; thence easterly 115 feet along Emory Drive to a point, the beginning of a curve; thence with said curve to the left, having a radius of 25 feet, to a point in the westerly margin of Dolfay Drive; thence northerly 125 feet along said Drive to the point of beginning.

Being a part of the property conveyed to J. R. Coarsey and H. H. Richardson by deed of record in Book 4137, page 90, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to zoning restrictions applicable to property in said subdivision, restrictions of record in Book 3900, page 312, Register's Office for Davidson County, Tennessee, and to taxes for the year 1972, which are to be paid by the grantees herein.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said _____ **heirs and assigns, forever.**

And we **do covenant with the said** _____ LINDER **that** we **are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.**

And _____ **do further covenant and bind** _____ **heirs and representatives, to warrant and forever defend the title to the said land to the said** _____ **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hand** s **this** 24th **day of** December, **19** 72

_____ J. R. Coarsey

_____ H. H. Richardson

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