K 2303

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of **********($10.00)********** DOLLARS
**********($ Ten dollars and no cents)********** cash in hand paid and other good and valuable considerations, the receipt for which is hereby acknowledged,

I, Karen M. West have bargained and sold, and by these presents do transfer and convey unto the said A. C. Oakley and wife, Ethel Mae Oakley 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. 101 of Section V of Horton Heights, a subdivision, of record in Book 1835, page 130, Register's Office for Said County.

Said Lot No. 101 fronts 136.4 feet on the easterly side of Wilhugh Place, and extends back between lines, 230 feet on the northerly side and 185 feet on the southerly side to a dead line in the rear measuring 143.6 feet thereon.

Being the same property conveyed to Karen M. West by deed from Robert M. Mitchell and wife, Sue Perry Mitchell, of record in Book2196,page 149, said register's Office.

This conveyance is made subject to restrictive covenants of record in Book 2087, page 566, as motified, and recorded in Book 2093, page 49, Register's Office for Davidson County, Tennessee, and utility easement 65 foot building setback line and conditions of owners certificate as shown on plan in Book 1835, page 130, R.O.D.C., Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said A. C. Oakley and wife, Ethel Mae Oakley their heirs and assigns, forever.

And I do covenant with the said A. C. Oakley and wife, Ethel Mae Oakley that I lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And I, Karen M. West do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said A. C. Oakley and wife, Ethel Mae Oakley their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 26th day of October, 1954

Karen M. West

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