BK 2447

WARRANTY DEED

For and in consideration of the sum of $ 10.00

- - - - - - - - - - - - - TEN AND NO/100 - - - - - - - - - - - - - - -

cash in hand paid by the grantees herein, and other good and valuable considerations, the receipt of which is hereby acknowledged,

we, Leroy Preston and wife, Lou Ella Preston,

have bargained and sold, and by these presents do transfer and convey unto the said Russell W. Fletcher, Jr. and wife, Ann R. Fletcher, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Lot No. 143 on the Plan of Glencliff Estates, Section 6, as of record in Book 2133, page 73, Register's Office for said County, and described as follows: Beginning at a point in the westerly margin of Thompson Lane at the corner of Lots 142 and 143; thence with the line between said lots westerly 167.1 feet to a corner of Lot 141; thence with the line between Lots 141 and 143, northerly 126 feet to the south margin of Browning Road; thence with the margin of the same easterly 142.9 feet to the beginning of a curve; thence around said curve southeasterly 38.9 feet to the west margin of Thomspon Lane; thence with the margin of the same southerly 102.4 feet to the point of beginning.

Being the same property conveyed to Leroy Preston and wife, Lou Ella Preston, by deed from Glencliff Estates, Inc., of record in Book 2393, page 511, said Register's Office.

The above described property is conveyed subject to restrictive covenants of record in Book 2102, page 339, were made applicable to Glencliff Estates, Sec. VI, by an instrument of record in Book 2199, page 583, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Russell W. Fletcher, Jr. and wife, Ann R. Fletcher, their heirs and assigns, forever.

And we do covenant with the said Russell W. Fletcher, Jr. and wife, Ann R. Fletcher 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, except by 1955 taxes, which the grantees herein assume and agree to pay.

And we, Leroy Preston and wife, Lou Ella Preston do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Russell W. Fletcher, Jr. and wife, Ann R. Fletcher their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 26th day of August, 1955.

Leroy Preston
Leroy Preston

Lou Ella Preston
Lou Ella Preston

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Jno. C. Jeffords, a Notary Public in and for said County and State, the within named Leroy Preston and wife, Lou Ella Preston the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 26th day of August, 1955.

Commission expires July 15, 1956

Jno. C. Jeffords Notary Public State at Large

PG 269