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WARRANTY DEED Form 1401 **Published by Tennessee Title Company**

For and in consideration of the sum of $ 10.00

----------TEN AND NO/100---------- **DOLLARS**

cash in hand paid by the grantees herein, and other good and valuable considerations,

the receipt of which is hereby acknowledged,

we, J. W. Blair and wife, Betty E. Blair,

have bargained and sold, and by these presents do transfer and convey unto the said W. C. Pitt and wife, Nellie M. Pitt, 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. 41 on the Map of Blair Heights, Section Three, as of record in Book 2135, page 104, Register's Office for said County.

Said Lot No. 41 fronts 140 feet on the west side of Beverly Drive and runs back between lines, 269.04 feet on the northerly line and 271.36 feet on the southerly line to a dead line in the rear on which it measures 140.42 feet.

Being part of the property conveyed to J. W. Blair and wife, Betty E. Blair, by deed from Kate McNish Allen and husband, of record in Book 1973, page 139, said Register's Office.

The above described property is conveyed subject to restrictive covenants of record in Book 2101, page 87, said Register's Office, and said restrictions are hereby amended as to this lot only, as follows:

Paragraph (b) is amended to require 1200 square feet of floor space in the residence subject to other requirements as set forth in said paragraph.

There is added to paragraph (f) the following:

No car ports shall open toward the front of the dwelling.

To have and to hold the **said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said** W. C. Pitt and wife, Nellie M. Pitt, their **heirs and assigns, forever.**

And we do covenant with the said W. C. Pitt and wife, Nellie M. Pitt 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 1968 taxes, which the grantees herein assume and agree to pay.

And we, J. W. Blair and wife, Betty E. Blair do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said W. C. Pitt and wife, Nellie M. Pitt, their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our hand this 27th day of February, 19 68.

J W Blair

Betty E Blair

STATE OF TENNESSEE
Davidson County

Personally appeared before me, W. H. Hendrix, a Notary Public in and for said County and State, the within named J. W. Blair and wife, Betty E. Blair

the bargainor 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 1st day of March, 19 68.

Commission expires April 26, 1970

W. H. Hendrix
Notary Public

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