BK 2635

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

WARRANTY DEED

For and in consideration of the sum of Ten Thousand Two Hundred Fifty and No/100 ---------- $10,250.00 ---------- **DOLLARS**

Cash in hand paid by Leo Perkins Barr and wife, Beverly A. Barr, the receipt of which is hereby acknowledged, we,

William P. Shwab and wife, Carolyn L. Shwab

_____ **have bargained and sold, and by these presents do transfer and convey unto the said** Leo Perkins Barr and wife, Beverly A. Barr

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. 3, Section 2, on the map of Patterson Gardens Subdivision, as of record in Book 2330, page 42, Register's Office for said County.
Said Lot No. 3 fronts 73.3 feet on the southerly side of Hewlett Drive, and runs back between parallel lines 150 feet to a dead line in the rear.
Being a part of the same property conveyed to William P. Shwab, by deed from Enterprises, Inc., of record in Book 2445, page 389, said Register's Office.

This conveyance is made subject to Restrictive covenants of record in Book 2445, page 573, Register's Office for Davidson County, Tennessee, and the Plan of record in Book 2330, page 42, said Register's Office, which shows a 60 foot setback line from Hewlett Drive and a 10 foot easement along the rear for utilities.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Leo Perkins Barr and wife, Beverly A. Barr their **heirs and assigns, forever.**

And we **do covenant with the said** Leo Perkins Barr and wife, Beverly A. Barr **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 1957 taxes which have been prorated and are hereby assumed by the purchasers.

And we, William P. Shwab and wife, Carolyn L. Shwab **do further covenant and bind** ourselves, our **heirs and representatives, to warrant and forever defend the title to the said land to the said** Leo Perkins Barr and wife, Beverly A. Barr their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hand** s **this** 17th **day of** January, 19 57

William P. Shwab

Carolyn L. Shwab

STATE OF TENNESSEE
Davidson County

Personally appeared before me, A. M. Tenison, **a Notary Public in and for said County and State,** William P. Shwab and wife, Carolyn L. Shwab **the bargainor** s **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, this 17th **day of** January, 1957

Commission expires 24, 1957

A. M. Tenison
Notary Public

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