BK 2691

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of Ten and 00/100

----------$10.00---------- **DOLLARS**

Cash in hand paid by David L. Davis and wife, Martha D. Davis, and other good and valuable considerations, the receipt of which is hereby acknowledged, and for the further consideration of the assumption by the said David L. Davis and wife, Martha D. Davis of the present balance of $7,940.22, owing under the terms of a deed of trust executed by Elliott T. Davis and wife, Nita B. Davis, to Herschel Greer, Trustee, of record in Book 2429, page 157, Register's Office for Davison County, Tennessee.

we, Elliott T. Davis and wife, Nita B. Davis **have bargained and sold, and by these presents do transfer and convey unto the said** David L. Davis and wife, Martha D. Davis

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. 325 on the Map of Cloverhill Subdivision, Section V, as of record in Book 2133, page 88, Register's Office for Davidson County, Tennessee. Said Lot No. 325 fronts 80 feet on the easterly side of Braidwood Drive and runs back 229.2 feet on the northerly line and 200 feet on the southerly line, to a dead line, measuring 53 feet thereon.

Being the same property conveyed to Elliott T. Davis and wife, Nita B. Davis by deed from A. H. Johnson Construction Company, Inc., of record in Book 2444, page 85, said Register's Office

This conveyance is made subject to restrictive covenants of record in Book 2273, page 88, Register's Office for Davidson County, Tennessee, and the plan of record in Book 2133, page 88, said Register's Office, which shows a 30-foot building set-back line from Braidwood Drive, a 10 foot easement along the rear for public utilities and an anchor easement 2.5x20 feet at the southwest corner.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said David L. Davis and wife, Martha D. Davis

their **heirs and assigns, forever.**

And we **do covenant with the said** David L. Davis and wife, Martha D. Davis

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, by deed of trust above mentioned.

And we, Elliott T. Davis and wife Nita B. Davis

do further covenant and bind ourselves, our **heirs and representatives, to warrant and forever defend the title to the said land to the said** David L. Davis and wife, Martha D. Davis

their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hands this** 30th **day of** July, 19 57

Elliott T. Davis

Nita B. Davis

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