BK 2693

WARRANTY DEED

For and in consideration of the sum of ($10.00)

- Ten & No 100 - DOLLARS

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

We, Harry G. Graham and wife, Margaret Hunt Graham

have bargained and sold, and by these presents do transfer and convey unto the said C. W. Carr, Jr., and wife, Emily Frances Carr, their

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in the 8th, formerly the 12th Civil District of Davidson County, Tennessee, being Lot No. 80 on the Plan of Charlotte Park, Section I, as of record in Book 2663, page 3, Register's Office for said County.

Said Lot No. 80 fronts 80 feet on the northerly side of American Road, and extends back between lines, 167 feet on the westerly side and 155.9 feet on the easterly side, to a deed line in the rear on which it measures 68 feet.

Being part of the real property conveyed to Harry G. Graham and wife, Margaret Hunt Graham by Consolidated Developments, Incorporated, by deed dated April 19, 1957, filed May 15, 1957, of record in Book 2646, page 635, said Register's Office.

This conveyance is made subject to restrictions of record in Book 1807, page 241, and in Book 2638, page 490, Register's Office for Davidson County, Tennessee, and ten-foot utility easement along rear line of premises, another easement at northeast corner of premises and 30-foot building setback line, as shown on plan in Book 2663, page 3, Register's Office for Davidson County, 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 C. W. Carr, Jr., and wife, Emily Frances Carr, their heirs and assigns, forever.

And we do covenant with the said C. W. Carr, Jr., and wife, Emily Frances Carr, 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 for the 1957 State and County taxes, which have been pro-rated and assumed by the grantees.

And we, Harry G. Graham and wife, Margaret Hunt Graham, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said C. W. Carr, Jr., and wife, Emily Frances Carr, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand this 15th day of August 19 57.

Harry G. Graham

Margaret Hunt Graham

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Hugh J. Bradley, a Notary Public in and for said County and State, the within named Harry G. Graham and Margaret Hunt Graham 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 at office, this 15th day of August, 19 57

Commission expires April 21, 1959.

Hugh J. Bradley
Notary Public

PG 577