K 2705

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO

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

Ten and No/100 - DOLLARS

Cash in hand paid by Jack Speller and wife, Sadye L. Speller, and other good, valuable and sufficient considerations, the receipt of all of which is by us acknowledged;

We, Marie Berlin and husband, Philip Berlin, have bargained and sold, and by these presents do transfer and convey unto the said Jack Speller and wife, Sadye L. Speller, 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. 12 on the Plan of Chickering Hills, Section 1, as of record in Book 2331, page 8, Register's Office for said County.

Said Lot No. 12 fronts 158.96 feet on the southerly side of Beekman Drive and extends back 299.87 feet on the westerly line and 309.5 feet on the easterly line to a dead line, measuring 242.3 feet thereon.

This conveyance is made subject to the easements for public utilities which appear of record in Book 2331, page 8, Register's Office for said County; and Restrictive Covenants which appear in Book 2013, page 603; Book 2024, page 209; Book 2154, page 39; and Book 2335, page 606, Register's Office for Davidson County, Tennessee.

This conveyance is also made subject to the indebtedness owing by the grantors which appears of record in Book 2473, page 488, Register's Office for said County.

Being the same property conveyed to Marie Berlin by deed from W. L. Bainbridge, Jr., Trustee, and W. L. Bainbridge individually and wife, Julia W. Bainbridge, of record in Book 2338, page 597, 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 Jack Speller and wife, Sadye L. Speller, their heirs and assigns, forever.

And we do covenant with the said Jack Speller and wife, Sadye L. Speller, 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 as herein described.

And we, Marie Berlin and husband, Philip Berlin, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Jack Speller and wife, Sadye L. Speller, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 26 day of October, 19 57.

MB Marie Berlin

PB Philip Berlin

G 163