K 2706

WARRANTY DEED

For and in consideration of the sum of Ten and NO/100ths - - - - - - - - - - - - - - - - - -
($10.00) - DOLLARS
cash in hand paid by ROBERT S. WHITFIELD and wife, PEGGY L. WHITFIELD, and other good and valuable considerations, the receipt of which is hereby acknowledged,

We, L. C. ANDERSON, JR. and wife, PATRICIA W. ANDERSON,

have bargained and sold, and by these presents do transfer and convey unto the said ROBERT S. WHITFIELD and wife, PEGGY L. WHITFIELD, 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 Eighth Civil District of Davidson County, Tennessee, being lot No. 40 on the Plan of Brook Meade, Section 1, of record in book 2133, page 77, Register's Office for said County.
Said lot No. 40 fronts 117 feet on the northerly margin of Davidson Road and extends back northwardly 356 feet on the easterly side and 356 feet on the westerly sideto a dead line in the rear measuring 117 feet.
Being part of the real property conveyed to L. C. Anderson, Jr. by deed from Brookmeade Subdivision, Inc., of record in book 2440, page 167, said Register's Office.

The above described property is conveyed subject to 10-foot easement for public utilities along the northerly line of premises, 80-foot building setback line from Davidson Road and conditions of owners certificate, as shown on plan of record in book 2133, page 77, Register's Office for Davidson County, Tennessee, and restrictive covenants contained in an instrument executed by J. C. Siegrist, et al, to H. G. Hill Realty Company, of record in book 2149, page 282, Register's Office for said County.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said ROBERT S. WHITFIELD and wife, PEGGY L. WHITFIELD, their heirs and assigns, forever.

And we do covenant with the said ROBERT S. WHITFIELD and wife, PEGGY L. WHITFIELD, 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.

And we, L. C. ANDERSON, JR. and wife, PATRICIA W. ANDERSON do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said ROBERT S. WHITFIELD and wife, PEGGY L. WHITFIELD, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 29th day of November, 1957

L C Anderson Jr.

Patricia W. Anderson

STATE OF TENNESSEE
Davidson County

Personally appeared before me Louise Hoak JR., a Notary Public in and for said County and State, the within named L. C. ANDERSON and wife, PATRICIA W. ANDERSON,

the bargainors, 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 31st day of Dec., 1957

Louise Hoak
Notary Public

Commission expires July 25-1961