BK 2810

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of SEVEN THOUSAND SEVEN HUNDRED FIFTY AND NO/100 ($7,750.00) **DOLLARS**

Cash in hand paid by Robert L. Sutton and wife, Katie M. Sutton, the receipt of which is hereby acknowledged, we,

IRENE ELIZABETH MASTERS ELLIS AND HUSBAND, H. C. ELLIS

have bargained and sold, and by these presents do transfer and convey unto the said ROBERT L. SUTTON AND WIFE, KATIE M. SUTTON

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 the northeasterly 70 feet of Lot No. 15 of the Life and Casualty Insurance Company's Subdivision of the Dabbs and Elliott Property, Section I, as of record in Book 843, page 56, Register's Office for said County, described as follows:

Beginning at a point in the center of Lakeshore Drive, formerly Pitts Avenue, the common corner of Lots Nos. 14 and 15; thence southeasterly along the line between said Lots, S. 41° 50' east 720.5 feet to a point; thence S. 82° 8' west along the southerly margin of Lot No. 15, 72 feet to a point; thence N. 41° 50' west 657.1 feet to the center of Lakeshore Drive; thence northeasterly along the center of said Drive, 70 feet to the point of beginning.

Being the same property conveyed to Irene Elizabeth Masters by Decree of the Circuit Court, of record in Book 1196, page 138, and being the same property conveyed to Robert R. Seals and Irene Seals, by deed from Thomas W. Snow and wife, Johnnie Pearl Snow, of record in Book 989, page 179 and Book 1044, page 283, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictive covenants, easements and set-back lines that are applicable to the above described property.

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 L. Sutton and wife, Katie M. Sutton **their heirs and assigns, forever.**

And we **do covenant with the said** Robert L. Sutton and wife, Katie M. Sutton **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, Irene Elizabeth Masters Ellis and husband H. C. Ellis **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 L. Sutton and wife, Katie M. Sutton **their heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hand** s **this** 21st **day of** October, 19 58

Irene Elizabeth Masters Ellis

H. C. Ellis

PG 169