BK 2810

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of Fifteen Thousand and No/100 ----------
----------($15,000.00) ---------- DOLLARS

Cash in hand paid by E. A. Kerr and wife, Mary Virginia Kerr, the receipt of which is hereby acknowledged, we,

Harry L. Bibb and wife, Francella F. Bibb

_____ have bargained and sold, and by these presents do transfer and convey unto the said E. A. Kerr and wife, Mary Virginia Kerr

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. 4 on the unrecorded Map of Resubdivision of Lots Nos. 71, 73 to 76, inclusive, and Lots Nos. 105 and 106 on the plan of Bluefields of record in Book 843, page 34, Register's Office for Davidson County, Tennessee, and described according to a survey made by E. J. Wilkerson, Surveyor, March 24, 1952, as follows:

Beginning at a point in the northerly margin of Spring Valley Road 28 feet east of the southeast corner of Lot No. 74 on the original plan, being the common corner of Lots Nos. 3 and 4 on said resubdivision; thence with the line between said Lots Nos. 3 and 4 northerly 267 feet to a point, the southerly line of Lot No. 67 on said original plan; thence westerly 29.3 feet to the common corner of Lots Nos. 67 and 68 on said original plan; thence with the southerly line of Lot No. 68 westerly 61.4 feet to the common corner of Lots Nos. 4 and 5 on said resubdivision; thence with the line between Lots Nos. 4 and 5 southerly 297 feet to a point in the northerly line of Spring Valley Road; thence with the margin of the same easterly 100 feet to the beginning.

Being the same property conveyed to Harry L. Bibb and wife, Francella F. Bibb, by warranty deed from Coen C. Cloyd and wife, Sue S. Cloyd, as of record in Book 2333, page 479, 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 E. A. Kerr and wife, Mary Virginia Kerr their heirs and assigns, forever.

And we do covenant with the said E. A. Kerr and wife, Mary Virginia Kerr 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, Harry L. Bibb and wife, Francella F. Bibb do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said E. A. Kerr and wife, Mary Virginia Kerr their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 21st day of October, 1958

Harry L. Bibb

Francella F. Bibb

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