K 2903

TENNESSEE TITLE COMPANY

WARRANTY DEED FORM 1001 Published by Tennessee Title Company

For and in consideration of the sum of $ TEN AND 00/100 ($10.00)----------
----------DOLLARS
cash in hand to me paid by Floyd Joe Haynes and wife, Clara Haynes, and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

I, Perry M. Chaffin, Jr., unmarried, have bargained and sold, and by these presents do transfer and convey unto the said Floyd Joe Haynes and wife, Clara Haynes, 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. 14 on the Plan of Section Two, Bonnie Brae, of record in Book 2330, page 123, Register's Office for said County, described as follows:
BEGINNING at a point in the northerly margin of Nesbitt Drive at the corner of Lots 13 and 14; thence with the line between said lots, northerly 198.3 feet to a point; thence northwesterly 166.7 feet to the easterly margin of Summerfield Drive; thence with the margin of same, southerly partly around a curve 269.3 feet to the beginning of a curve; thence around said curve, easterly 36.15 feet to the margin of Nesbitt Drive; thence with the margin of the same, easterly 123.26 feet to the point of beginning.
Being part of the real property conveyed to Perry M. Chaffin, Jr. by deed from Charles B. Buchanan and wife, of record in Book 2738, page 383, said Register's Office.

This conveyance is made subject to the restrictive covenants of record in Book 2695, page 103, as corrected by instrument of record in Book 2695, page 623; and subject to an easement of record in Book 1940, page 24, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Floyd Joe Haynes and wife, Clara Haynes, their heirs and assigns, forever.

And I do covenant with the said Floyd Joe Haynes and wife, Clara Haynes, that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered, except by 1959 taxes which are prorated and assumed.
And I, Perry M. Chaffin, Jr. do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Floyd Joe Haynes and wife, Clara Haynes, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 30th day of April, 19 59.

Perry M. Chaffin, Jr.

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, Mrs. Joe L. Jenkins, a Notary Public in and for said County and State, the within named Perry M. Chaffin, Jr.

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 30th day of April, 1959.

Commission expires May 26, 1962 Notary Public

TENNESSEE TITLE COMPANY

PG 447