BK 2925

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of Ten and No/100 ($10.00) DOLLARS cash in hand paid and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, we, Ewing O. Harper, Jr and wife, Lillian G. Harper,

have bargained and sold, and by these presents do transfer and convey unto the said Anthony Papuchis and wife, Mary Ann Papuchis, 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. 33 on the Plan of Sunny Acres, Section II, as of record in Book 2663, page39, Register's Office for said County, described as follows:

Beginning at a point in the southerly margin of Windemere Drive, the common front corners of Lots Nos. 32 and 33; thence with the line between said lots, southerly 211.5 feet to a concrete monument at the common rear corners of Lots Nos. 32, 33 and 34; thence with the line between Lots Nos. 33 and 34, southwesterly, 183.3 feet to a point in the northeasterly margin of Renee Drive, the common front corners of Lots Nos 33 and 34; thence with the margin of Renee Drive and the curve of same northwesterly 220.0 feet to a concrete monument; thence continuing with said margin of said Drive, northerly 121.1 feet to a concrete monument at the beginning of a curve having a radius of 25 feet; thence around said curve northeasterly 39.27 feet to a concrete monument in the southerly margin of Windemere Drive; thence with said margin of said Drive easterly 186.5 feet to the point of the beginning.

Being part of the same property conveyed to Ewing O. Harper, Jr. by deed from Frederick H. Schultz and wife, of record in Book 2600, page 157, and by deed from Thomas K. Sanders and wife, of record in Book 2736, page 2, 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 Anthony Papuchis and wife, Mary Ann Papuchis, their heirs and assigns, forever.

And we do covenant with the said Anthony Papuchis and wife, Mary Ann Papuchis 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 for 1959 taxes and restrictive covenants of record in Book , page said Register's Office.

And we, Ewing O. Harper, Jr and wife, Lillian G. Harper, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Anthony Papuchis and wife, Mary Ann Papuchis, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 15 day of June, 1959

Ewing O. Harper, Jr.

Lillian G. Harper

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