BK 2964

WARRANTY DEED

For and in consideration of the sum of TWELVE THOUSAND SEVEN HUNDRED FIFTY AND NO/100 -- ($12,750.00) Cash in hand paid by Herman C. (Jake) Rader and wife, Estelle Rader, the receipt of which is hereby acknowledged, we,

TED T. CLOUSE AND WIFE, DIXIE M. CLOUSE

have bargained and sold, and by these presents do transfer
HERMAN C. (JAKE) RADER AND WIFE, ESTELLE RADER

their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to wit:

Land in Davidson County, Tennessee, being the easterly 40 feet of Lot No. 23 and the westerly 40 feet of Lot No. 25 on the Map of Gordon Terrace, as of record in Book 843, page 61, Register's Office for said County.

According to a copy of a survey thereof by Loyd Scobey, Jr., Engineer, December 31, 1947, said parts of said lots adjoin and front together 80 feet on the northerly side of Gordon Terrace and run back between lines, 254.2 feet on the westerly line and 257.3 feet on the easterly line, to a dead line in the rear, measuring 80 feet thereon.

Being the same property conveyed to Opal Eastes by deed from Jesse L. Everson and wife, of record in Book 1812, page 45, said Register's Office, the said Opal Eastes having since died and the property having become vested in Ted T. Clouse as her only heir at law.

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 Herman C. (Jake) Rader and wife, Estelle Rader their heirs and assigns forever.

And we do covenant with the said Herman C. (Jake) Rader and wife, Estelle Rader 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, Ted T. Clouse and wife, Dixie M. Clouse do further covenant and bind ourselves, our heirs and representatives to defend the title to the said land to the said Herman C. (Jake) Rader and wife, Estelle Rader their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hand s this 6th day of October 59

Witnesses:

Edgar G. Braun

Karen Nicholoff

Ted T. Clouse

Dixie M. Clouse

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