BK 2965

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO

For and in consideration of the sum of ($10.00) - - - - - - - - - - - - - - - - -

TEN AND NO/100 - DOLLARS

cash in hand paid and other valuable considerations, the receipt of which is hereby acknowledged,

We, Charles A. Wheeler, Jr. and wife, Alice Thorne Wheeler, have bargained and sold, and by these presents do transfer and convey unto the said William C. Twyford and wife, Flora G. Twyford, 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. 113 on the Map of Section II Caldwell Country Estates, of record in Book 2663, page 128, Register's Office for said County. Said Lot No. 113 fronts 164 feet on the north side of Darlington Drive and runs back 267.4 feet on the west line and 252.8 feet on the east line to a dead line on which it measures 137 feet. Being the same property conveyed to Charles A. Wheeler, Jr. and wife, Alice Thorne Wheeler by deed from Greer Development Corporation of record in Book 2958, page 397, said Register's Office.

This conveyance is made subject to restrictive covenants of record in Book 2907, page 93, said Register's Office, and the plat of record in Book 2663, page 128, said Register's Office, shows a 100 foot set-back line from Darlington Drive, a 10 foot utility easement along the rear and easterly lines.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said William C. Twyford and wife, Flora G. Twyford, their heirs and assigns, forever.

And we do covenant with the said William C. Twyford and wife, Flora G. Twyford 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, Charles A. Wheeler, Jr. and wife, Alice Thorne Wheeler do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said William C. Twyford and wife, Flora G. Twyford, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 15th day of October, 19 59

Charles A. Wheeler, Jr.

Alice Thorne Wheeler

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