BK 3026

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of ($3,800.00)
Three Thousand Eight Hundred and No/100 - - - - - - - - - - DOLLARS
Cash in hand paid by
CHARLES R. ERVIN, JR., AND WIFE, LORETTA A. ERVIN,
the receipt of which is hereby acknowledged,
I, Thomas C. Summers,
have bargained and sold, and by these presents do transfer and convey unto the said Charles R. Ervin, Jr., and wife, Loretta A. Ervin,
their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in the 6th Civil District of Davidson County, Tennessee, being Lot No. 228 on the Plan of Haileywood Estates, Section 8-A, as of record in Book 2854, page 82, Register's Office for said County, more particularly described as follows:

Beginning at a point in the southwesterly margin of Anchorage Drive, common corner of Lots Nos. 227 and 228; thence southwesterly with the line between said two lots, 292.0 feet to a point; thence northwesterly 185.5 feet to a point; thence northeasterly with the margin of an unnamed street, 223.6 feet to a point; thence around a curve in an easterly direction, 36.2 feet to a point in the southeasterly margin of Anchorage Drive; thence with the margin of said Drive, southeasterly 73.8 feet to the point of beginning.

Being part of the property conveyed to Thomas C. Summers, by deed from Louise Oakley Hailey, of record in Book 2451, page 518, Register's Office for Davidson County, Tennessee.

This conveyance is subject to easements of record in Book 2854, page 82, and restrictions of record in Book 3000, page 334, both Register's Office for Davidson County, Tennessee.

Charlotte H. Summers, wife of Thomas C. Summers, joins in this deed for the purpose of conveying her dower, homestead, and all other rights she has in and to said property herein conveyed.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Charles R. Ervin, Jr., and wife, Loretta A. Ervin, their heirs and assigns, forever.

And I do covenant with the said Charles R. Ervin, Jr., and wife, Loretta A. Ervin 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 taxes for the year 1960, which are assumed by the grantor.

And we, Thomas C. Summers and wife, Charlotte H. Summers, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Charles R. Ervin, Jr., and wife, Loretta A. Ervin, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 22nd day of January, 19 60

Thomas C. Summers

Charlotte H. Summers

PG 381