BK 3029

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WARRANTY DEED

THIS FORM FURNISHED BY ATTORNEYS TITLE

For and in consideration of the sum of Ten and No/100 ----------
----------($10.00) ----------
Cash in hand paid by William G. Bowers and wife, Jane Stephenson Bowers, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

John B. Downey and wife, Miriam E Downey

have bargained and sold, and by these presents do transfer and convey unto
William G. Bowers and wife, Jane Stephenson Bowers

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. 114 on the Map of Caldwell Country Estates, Section II, as of record in Book 2663, page 123, Register's Office for said County.

Said Lot No. 114 fronts 145 feet on the northerly side of Darlington Drive, and extends back between lines 283.1 feet on the westerly line and 287.4 feet on the easterly line to a line in the rear, measuring 135.5 feet thereon.

Being the same property conveyed to John B. Downey and wife, Miriam E. Downey by deed from Greer Development Corporation, of record in Book 2923, page 69, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictive covenants, easements and set back lines that are applicable to the above described property, **which are as follows:**

(1) Restrictive covenants of record in Book 2907, page 93, and as amended in Book 2921, page 87, Register's Office for Davidson County, Tennessee.

(2) 120-foot setback line from Darlington Drive; 10-foot easement for public utility purposes along the rear line of the lot; and a 2.5 x 30 foot utility anchor easement located at the southwest corner of the lot.

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 G. Bowers and wife, Jane Stephenson Bowers their heirs and assigns, forever.

And we do covenant with the said William G. Bowers and wife, Jane Stephenson Bowers 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 1960 taxes which have been prorated and are hereby assumed by the purchasers.

And we, John B Downey and wife, Miriam E. Downey 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 G. Bowers and wife, Jane Stephenson Bowers, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 15th day of February 19 60.

John B Downey

Miriam E Downey

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