BK 3031

TENNESSEE TITLE COMPANY

WARRANTY DEED — FORM 1001 — Published by Tennessee Title Company

For and in consideration of the sum of $10.00 - TEN AND NO/100 - - - - - - - - - - - - - - - - DOLLARS cash in hand paid by Roy T. Primm, Jr., and wife, Cathryn B. Primm, and other good and valuable considerations, receipt of which is hereby acknowledged, I, the said Andrew Ewing, Trustee, acting pursuant to the powers conferred upon me by a certain deed of record in Book 2445, page 220, Register's Office for Davidson County, Tennessee, reference being made to said deed for the powers therein conferred upon me,

have bargained and sold, and by these presents do transfer and convey unto the said Roy T. Primm, Jr., and wife, Cathryn B. Primm,

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. 68 on the Plan of Chickering Valley, as of record in Book 2331, page 122, Register's Office for said County.

Said Lot No. 68 fronts 178 feet on the northerly margin of Timberwood Drive and extends back 389.0 feet on the easterly line and 300.0 feet on the westerly line to a rear line which is a dead line, measuring 201 feet thereon.

Being part of the same property conveyed to Andrew Ewing, Trustee, by deed from Timothy C. Martin, et al, of record in Book 2445, page 220, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictions of record in Book 2542, page 25, Register's Office for said County, and the plan of record in Book 2331, page 122, which shows an Owner's Certificate, a 150 foot minimum set-back line from Timberwood Drive and a 10 foot easement for public utility purposes along the rear line of said 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 Roy T. Primm, Jr., and wife, Cathryn B. Primm, their heirs and assigns, forever.

And I do covenant with the said Roy T. Primm, Jr., and wife, Cathryn B. Primm, 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 taxes for 1960 which have been prorated and assumed by the Grantees herein.

And I, Andrew Ewing, Trustee, do further covenant and bind myself, my/ successors and assigns, ~~heirs and representatives~~ to warrant and forever defend the title to the said land to the said Roy T. Primm, Jr., and wife, Cathryn B. Primm, their heirs and assigns against the lawful claims of all persons, whomsoever, insofar as I, as Trustee, am authorized so to do, but not otherwise.

Witness my hand this 1st day of March, 1960.

Andrew Ewing, Trustee
Andrew Ewing, Trustee

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, Betty Poage, a Notary Public in and for said County and State, the within named Andrew Ewing, Trustee,

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 1st day of March, 1960

Commission expires October 26, 1963

Betty Poage
Notary Public

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