K 3034

WARRANTY DEED

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of Ten and 00/100 ($10.00) - - - - - - - -
---------- DOLLARS

and other good and valuable considerations, cash in hand paid by W. E. McCoy and wife, Ethel B. McCoy, receipt of which is hereby acknowledged by Radnor Lumber Company, Radnor Lumber Company has

~~bargained~~ and sold, and by these presents do transfer and convey unto the said W. E. McCoy and wife, Ethel B. McCoy, 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. 236 on the Plan of Caldwell Hall, Section I, Revised, as of record in Book 2900, page 57, said Register's Office.

Said Lot fronts 85 feet on the northerly margin of Blackman Road and extends back between lines 152 feet on the westerly line and 157.4 feet on the easterly line to a dead line, measuring 85 feet thereon.

Being part of the same property conveyed to Radnor Lumber Company by deed from Ferriss C. Bailey, Trustee, of record in Book 2998, page 289, said Register's Office.

The above conveyance is expressly subject to the following:

1. Restrictive Covenants contained in instrument of record in Book 2929, page 117, and Book 2997, page 93, Register's Office for said County.

2. The Plan of record in Book 2900, page 57, said Register's Office, shows a 40 foot setback line from Blackmon Road, a 10 foot easement for public utilities along the rear line and an easement for 15' sewer extending across the rear one-half of lot; and by an instrument of record in Book 2957, page 567, grants a utility anchor easement 2.5x25' on the southwest corner 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 W.E. McCoy and wife, Ethel B. McCoy, their heirs and assigns, forever.

And Radnor Lumber Company does ~~do~~ covenant with the said W. E. McCoy and wife, Ethel B. McCoy that it is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And Radnor Lumber Company does further covenant and bind itself, its successors and assigns, ~~representatives~~, to warrant and forever defend the title to the said land to the said W. E. McCoy and wife, Ethel B. McCoy, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 1st day of April, 1960

RADNOR LUMBER COMPANY

By Sam F. Coleman

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