K 3035

WARRANTY DEED

For and in consideration of the sum of ($10.00)
- - - - - - - - - - - - - - TEN AND NO/100 - - - - - - - - - - - - - - - - - - *DOLLARS*

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

We, Walter Batey and wife, Lois D. Batey

have bargained and sold, and by these presents do transfer and convey unto the said Byron O. Campbell and wife, Mable B. Campbell, their

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 52 on the Plan of Locustwood, Section 5, as of record in book 2663, page 43, Register's Office for said County.

Said lot No. 52 fronts 84 feet on the westerly side of Creekside Drive and extends back 145.7 feet on the northerly line and 158.8 feet on the southerly line to a dead line, measuring 86.6 feet thereon.

Being the same real property conveyed to Walter Batey and wife, Lois D. Batey, by deed from Brown & Gregory Construction Company, dated March 11, 1960, filed March 25, 1960, and recorded in book 3033, page 535, said Register's Office.

This conveyance is made subject to restrictions of record in book 2739, page 397, Register's Office for Davidson County, Tennessee, and ten-foot utility easement along northerly and rear lines of premises, 30-foot building setback line from Creekside Drive, and conditions of owners certificate, as shown on plan of record in book 2663, page 43, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Byron O. Campbell and wife, Mable B. Campbell, their *heirs and assigns, forever.*

And we *do covenant with the said* Byron O. Campbell and wife, Mable B. Campbell *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, Walter Batey and wife, Lois D. Batey *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Byron O. Campbell and wife, Mable B. Campbell, their *heirs and assigns against the lawful claims of all persons, whomsoever.*

Witness our *hand* s *this* 5th *day of* April, *19* 69.~~xxxx~~

~~[illegible]~~

Walter Batey

Lois D. Batey

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, appeared before me, Clayton B. Bracey, *a Notary Public in and for said County and State,* Walter Batey and Lois D. Batey *the within named bargainor* s, *with whom I am personally acquainted, and who acknowledged that* they *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, Tennessee. *this the* 5th *day of* April, *19* 60.

Clayton B. Bracey *Notary Public*

Commission expires July 28, 1962

CLAYTON B. BRACEY NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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