K 3067

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of THIRTEEN THOUSAND EIGHT HUNDRED FIFTY AND NO/100 ---------- ($13,850.00) ---------- DOLLARS

Cash in hand paid by Roy A. Gardner, Sr. and wife, Mildred C. Gardner, the receipt of which is hereby acknowledged, we,

J. DOUGLAS WRIGHT AND J. DOUGLAS WRIGHT, JR.

_____ have bargained and sold, and by these presents do transfer and convey unto the said ROY A. GARDNER, SR. AND WIFE, MILDRED C. GARDNER 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. 365 on the Map of Charlotte Park Subdivision, Section V, as of record in Book 2663, page 111, Register's Office for said County.

Said Lot No. 365 fronts 79.8 feet on the northeasterly side of Scholarship Drive and extends back 147.8 feet on the northerly line and 145.2 feet on the southeasterly line to a dead line in the rear on which it measures 67.3 feet.

Being part of the same property conveyed to J. Douglas Wright and J. Douglas Wright, Jr., by deed from Consolidated Developments, Inc. of record in Book 2876, page 624, said Register's Office.

This conveyance is made subject to all restrictive covenants, easements and set-back lines that are applicable to the above described property.

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 A. Gardner, Sr. and wife, Mildred C. Gardner their heirs and assigns, forever.

And we do covenant with the said Roy A. Gardner, Sr. and wife, Mildred C. Gardner 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 for 1960 taxes, which have been prorated and are hereby assumed by the purchasers.

And we, J. Douglas Wright and J. Douglas Wright, Jr. do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Roy A. Gardner, Sr. and wife, Mildred C. Gardner their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 21st day of April, 19 60

J. Douglas Wright

J. Douglas Wright, Jr.

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