BK 3068

WARRANTY DEED

For and in consideration of the sum of ten and no/100----------
----------($10.00)----------*DOLLARS*
cash in hand paid by David T. Ford and wife, Clara Hollandsworth Ford, and other good and valuable considerations, receipt of all of which is hereby acknowledged,

we, Oscar H. Mason and wife, Dorothy B. Mason
have bargained and sold, and by these presents do transfer and convey unto the said David T. Ford and wife, Clara Hollandsworth Ford, their
heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being lot No. 17 on the Plan of West Meade Farms, Section II, as of record in book 2854, page 56, Register's Office for said County.
Said lot No. 17 fronts 125 feet on the south side of Davidson Road, and runs back 340.6 feet on the east line and 340 feet on the west line, to a dead line in the rear on which it measures 108 feet.
Being the same real property conveyed to Oscar H. Mason and wife, Dorothy B. Mason by deed from Capital Development Company, dated January 20, 1960, filed February 3, 1960, and recorded in book 3027, page 435, said Register's Office.
This conveyance is made subject to ten-foot easement for public utilities along easterly and southerly line of premises, 125 feet building setback line from Davidson Road, and conditions of owners certificate as shown on plan in book 2854, page 56, said Register's Office; and to restrictive covenants contained in an instrument of record in book 2926, page 402, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said David T. Ford and wife, Clara Hollandsworth Ford, their *heirs and assigns, forever.*

And we *do covenant with the said* David T. Ford and wife, Clara Hollandsworth Ford *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 taxes for the year 1960 which are prorated and assumed by purchasers.

And we, Oscar H. Mason and wife, Dorothy B. Mason *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* David T. Ford and wife, Clara Hollandsworth Ford, their *heirs and assigns against the lawful claims of all persons, whomsoever. Witness* our *hand* s *this* 22nd *day of* April, *19* 60, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Oscar H. Mason
Dorothy B Mason

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, John W. Brunsvitt, *a Notary Public in and for said County and State,* Oscar H. Mason and wife, Dorothy B. Mason
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 22nd *day of* Apr, *19* 60.

John W. Brunsvitt *Notary Public*

Commission expires Oct 2nd 1960

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