BK 3072

DEED

THIS INDENTURE, made this 24th day of May, 1960, between RAYMOND W. LOWE and ELAINE F. LOWE, his wife, of Wilmington, Delaware, hereinafter called "GRANTORS", and RAY L. IRWIN and RUTH P. IRWIN, of Davidson County, Tennessee, hereinafter called "GRANTEES",

W I T N E S S E T H :

THAT the said GRANTORS for and in consideration of TEN DOLLARS ($10.00) and other valuable consideration, to them in hand paid by the said GRANTEES, the receipt whereof is hereby acknowledged, hereby sell and convey unto the said GRANTEES, their heirs and assigns, forever, that certain real estate situate in Davidson County, State of Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 59 on the Plan of Section IV, Morning View Subdivision, of record in Book 2330, page 40, Register's Office for said County.

Said Lot No. 59 fronts 411.14 feet on the westerly side of Graycroft Road and runs back 242.81 feet on the north line to a dead line in the rear on which it measures 476.68 feet and is triangular in shape.

BEING the same real property conveyed to Raymond W. Lowe and Elaine F. Lowe, his wife, by deed from John P. Blazer and Henriette Blazer, his wife, dated April 15, 1958, and recorded in the Register's Office for Davidson County, Tennessee, in Book 2746, page 113.

This conveyance is made subject to the following:

1. Restrictions contained and easements reserved in documents recorded in Book 2276, page 290, and Book 2304, page 53, in the aforesaid office.

2. Restrictions contained and easements reserved in Owner's Certificate shown on map of record in Book 2330, page 40, as amended by document recorded in Book 2481, page 307, in the aforesaid office.

TO HAVE AND TO HOLD the aforesaid land with all and singular the hereditaments and appurtenances of and to the same belonging or in anywise appertaining to said GRANTEES, their heirs and assigns, forever, and the said GRANTORS, for themselves, their heirs or representatives, do covenant and agree to and with the said GRANTEES, their heirs and assigns, that they are lawfully seized in fee of the aforesaid premises; that the same are free of all encumbrances; that they have good right to sell and convey the same to GRANTEES as aforesaid; and that the before granted land and premises they will

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