BK 3073

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of Ten and No/100 ---------- ($10.00) ---------- **DOLLARS**

Cash in hand paid by Dandridge W. Caldwell and wife, Sara B. Caldwell, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Elizabeth T. Davis, a widow

have bargained and sold, and by these presents do transfer and convey unto the said Dandridge W. Caldwell and wife, Sara B. Caldwell

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. 27 on the Plan of Bransford Realty Company's Berkeley Hills Subdivision, as of record in Book 547, pages 57 and 58, Register's Office for said County.

Said Lot No. 27 fronts 100 feet on the southerly side of Sutherland Avenue and runs back 190 feet on the westerly line and 197 feet on the easterly line to a dead line and measures 100 feet thereon.

Being the same property conveyed to W. Louis Davis, Jr., and wife, Elizabeth T. Davis, by deed from Morris F. Schwartz and wife, of record in Book 1194, page 658, Register's Office for Davidson County, Tennessee, the said W. Louis Davis, Jr., having since died.

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 Dandridge W. Caldwell and wife, Sara B. Caldwell their **heirs and assigns, forever.**

And I **do covenant with the said** Dandridge W. Caldwell and wife, Sara B. Caldwell **that** I am **lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.,** except 1960 taxes which have been prorated and are hereby assumed by the purchasers.

And I, Elizabeth T. Davis **do further covenant and bind** myself, my **heirs and representatives, to warrant and forever defend the title to the said land to the said** Dandridge W. Caldwell and wife, Sara B.Caldwell their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness my **hand this** 25th **day of** May, 19 60

Elizabeth T. Davis

PG 27