K 3075

WARRANTY DEED

For and in consideration of the sum of TEN AND 00/100 ($10.00)----------
----------*DOLLARS*
cash in hand to us paid by Robert P. Cain, Jr. and wife, Maryanne Boillin Cain, and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

we, Dr. Robert S. Curtis and wife, Gwendolyn D. Curtis, *have bargained and sold, and by these presents do transfer and convey unto the said* Robert P. Cain, Jr. and wife, Maryanne Boillin Cain, 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. 4 on the Plan of Mrs. W. G. Kennon's Subdivision, of record in Book 1130, page 6, Register's Office for said County.

Said Lot fronts 357 feet 6 inches on the north side of West Norwood Drive and runs back 386 feet on the west line and 360 feet on the east line to a dead line in the rear on which it measures 357 feet and contains 3.2 acres more or less.

Being the same property conveyed to Dr. Robert S. Curtis and wife, Gwendolyn D. Curtis, by deed from Camille Reese Farris, a widow, of record in Book 2956, page 441, said Register's Office.

This conveyance is made subject to restrictions filed for record prior to February 15, 1950, in Book 1104, page 681, said Register's Office, and to a 100 foot set-back line from West Norwood Drive and a 10 foot easement for public utilities along the north rear line.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Robert P. Cain, Jr. and wife, Maryanne Boillin Cain, their *heirs and assigns, forever.*

And we *do covenant with the said* Robert P. Cain, Jr. and wife, Maryanne Boillin Cain, *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 by 1960 taxes which are prorated and assumed, by the purchasers as of June 13th, 1960.

And we, Dr. Robert S. Curtis and wife, Gwendolyn D. Curtis, *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Robert P. Cain, Jr. and wife, Maryanne Boillin Cain, their *heirs and assigns against the lawful claims of all persons, whomsoever.*

Witness our *hands this* 13th *day of* June, *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.*

Robert S. Curtis

Gwendolyn D. Curtis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me [illegible], *a Notary Public in and for said County and State,* Dr. Robert S. Curtis and wife, Gwendolyn D. Curtis,

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* [illegible] *day of* June, *19* 60.

My Commission Expires April 24, 1962

[illegible] *Notary Public*

My commission expires

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