BK 3096

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 Fred G. Bassler and wife, Mary G. Bassler, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

John B. Downey and wife, Miriam E. Downey

have bargained and sold, and by these presents do transfer and convey unto the said Fred G. Bassler and wife, Mary G. Bassler 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. 211 on the Map of Section Three, Caldwell Country Estates, of record in Plan Book 2663, page 130, Register's Office for said County.

Said Lot No. 211 fronts 100 feet on the north side of Briarwood Drive and extends back between lines 403.0 feet on the east line and 456.3 feet on the west line to a dead line in the rear on which it measures 113.4 feet thereon.

Being the same property conveyed to John B. Downey and wife, Miriam E. Downey by deed from Greer Development Corporation, of record in Book 2966, page 593, Register's Office for Davidson County, Tennessee.

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 Fred G. Bassler and wife, Mary G. Bassler their heirs and assigns, forever.

And we do covenant with the said Fred G. Bassler and wife, Mary G. Bassler 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 1960 taxes which have been prorated and are hereby assumed by the purchasers.

And we, John B. Downey and wife, Miriam E. Downey do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Fred G. Bassler and wife, Mary G. Bassler their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 15th day of June, 1960

John B. Downey

Miriam E. Downey

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