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 M. Stratton Foster and wife, Eleanor G. Foster, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Mary Dozier Vess

_____ have bargained and sold, and by these presents do transfer and convey unto the said M. Stratton Foster and wife, Eleanor G. Foster

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. 2 on the Plan of Chickering Hills, Section 1, as of record in Book 2331, page 8, Register's Office for said County, described as follows:

Beginning on the northwesterly margin of Lynwood Boulevard at the southeast corner of a tract marked "Reserved, Not a building site"; thence with the line between said lot No. 2 and said Reserved tract, northwesterly 494.4 feet; thence south 21° 37' west 295.7 feet to the northeasterly margin of Beekman Drive; thence with the same, south 66° 57' east 8.8 feet to a concrete monument, the beginning of a curve; thence around said curve having a radius of 658.48 feet, southeasterly 283.68 feet to a concrete monument, the beginning of another curve; thence around said curve having a radius of 302.81 feet, southeasterly 153.71 feet to a concrete monument, the beginning of another curve; thence around said curve having a radius of 25 feet, northeasterly 38.40 feet to the northwesterly margin of Lynwood Boulevard; thence with the same, northeasterly 199.46 feet to the beginning.

Being the same real property conveyed to Mary Dozier Vess by deed from W. L. Bainbridge, Jr., et al, dated May 30, 1958, filed September 26, 1958, and recorded in Book 2806, page 137, said Register's Office.

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 M. Stratton Foster and wife, Eleanor G. Foster

_____ their heirs and assigns, forever.

And I do covenant with the said M. Stratton Foster and wife, Eleanor G. Foster

_____ 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, Mary Dozier Vess

do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said M. Stratton Foster and wife, Eleanor G. Foster,

their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 15th day of June, 19 60

Mary Dozier Vess

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