BK 3099

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of ($10.00)- - - - - - - - - - - - - - - -

TEN AND NO/100- DOLLARS

cash in hand paid and other valuable considerations, the receipt of which is hereby acknowledged,

We, Ray D. Osborne and wife, Georgia Odell Osborne,

have bargained and sold, and by these presents do transfer and convey unto the said Eugene Harris and wife, Wilda T. Harris, their

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in the 11th Civil District of Davidson County, Tennessee, being part of a tract marked "Reserved for Future Development" on the Plan of Madison Heights, Section 2, Part 2, as of record in book 2133, page 83, Register's Office for said County, being also shown as a tract marked "Not a Building Site" as shown on the Plan of Madison Heights, Section 2, Part 5, as of record in book 2330, page 5, said Register's Office, which was re-classified and designated as lot No. 14 on the Plan of Madison Heights, Section 2, Part 2, by instrument of record in book 3034, page 589, said Register's Office, described as follows:
Beginning on the westerly margin of Center Street at the southeast corner of lot No. 13 on the Plan of Madison Heights, Section 2, Part 2; thence with the southerly line of said lot north 66 degrees 35' west 357.95 feet; thence south 29 degrees 13' west 115.59 feet to the northwest corner of lot No. 15 on the Plan of Madison Heights, Section 2, Part 5; thence with the northerly line of said lot eastwardly 369.63 feet to the westerly margin of said Center Street; thence with same north 23 degrees 25' east 115 feet to the beginning.
Being the same real property conveyed to Ray D. Osborne and wife, Georgia Odell Osborne, by deed from Lonnie A. Osborne and wife, dated March 5, 1960, filed April 5, 1960, and recorded in book 3034, page 619, said Register's Office.

This conveyance is made subject to restrictive covenants of record in book 2241, page 209, said Register's Office, and the Plan of record in book 2330, page 5, said Register's Office, shows a ten-foot easement for public utility purposes along the rear line of premises, anchor easement at southeast corner, 60-foot building setback line from Center Street and conditions of owners certificate.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Eugene Harris and wife, Wilda T. Harris, their

heirs and assigns, forever.

And we do covenant with the said Eugene Harris and wife, Wilda T. Harris,

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.

And we, Ray D. Osborne and wife, Georgia Odell Osborne,

do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Eugene Harris and wife, Wilda T. Harris, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 6th day of July, 1960

Ray D. Osborne

Georgia Odell Osborne

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