BK 3101

WARRANTY DEED

For and in consideration of the sum of ten and no/100----------
----------($10.00)--------- *DOLLARS*
cash in hand paid by Fred M. Vick, Jr. and wife, Helen R. Vick, and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

we, A. C. Oakley and wife, Ethel Mae Oakley,

have bargained and sold, and by these presents do transfer and convey unto the said Fred M. Vick, Jr., and wife, Helen R. Vick, their

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

Land in the 8th Civil District of Davidson County, Tennessee, being lot No. 90 on the Plan of Horton Heights, Section 5, as of record in book 1835, page 130, Register's Office for said County.
Said lot No. 90 fronts 93 feet on the northwesterly side of Wilhugh Place and runs back 215.2 feet on the northeasterly line and 214 feet on the southwesterly line to a dead line, measuring 107 feet thereon.
Being the same real property conveyed to A. C. Oakley and wife Ethel Mae Oakley, by deed from Fred M. Vick, Jr. and wife, dated May 16, 1960, filed June 22, 1960, and recorded in book 3097, page 57, said Register's Office.
This conveyance is made subject to a ten-foot easement for public utilities along the rear line of premises, 50-foot building setback line from Wilhugh Place and conditions of owners certificate as shown on plan of record in book 1835, page 130, said Register's Office, and to restrictive covenants contained in an instrument of record in book 2087,page 566, modified of record in book 2093,page 49, said Register's Office.

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 M. Vick, Jr. and wife, Helen R. Vick, their

heirs and assigns, forever.

And we *do covenant with the said* Fred M. Vick, Jr. and wife, Helen R. Vick *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 for taxes for the year 1960 which are prorated and assumed by the grantees.

And we, A. C. Oakley and wife, Ethel Mae Oakley
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 M. Vick, Jr. and wife, Helen R. Vick, their *heirs and assigns against the lawful claims of all persons, whomsoever.*
Witness our *hand* s *this* 18th *day of* July, *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.*

James Oakley

Ethel Mae Oakley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, A. C. Oakley and wife, Ethel Mae Oakley *, a Notary Public in and for said County and State,*

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* 22nd *day of* July, *19* 60

Commission expires 8-1-60 *Notary Public*

BK 267