BK 3104

WARRANTY DEED

For and in consideration of the sum of ($10.00) - - - - - - - - - - - - - - - - TEN AND NO/100 - - - - - - - - - - - - - - - - *DOLLARS* cash in hand paid and other good and valuable considerations, paid by the grantees, the receipt of which is hereby acknowledged, and the assumption by the grantees herein, of an unpaid principal balance of $10,129.25 of an original note dated April 1, 1960, in the amount of $10,350.00, which note is secured by a Deed of Trust executed by Harrell Dean Ward, Sr., and wife, to Everett A. Covington, Jr.; Trustee, of record in Book 3052, page 563, Register's Office for Davidson County, Tennessee.

We, Harrell Dean Ward, Sr. , and wife, Mavis B. Ward,

have bargained and sold, and by these presents do transfer and convey unto the said Arlie C. Armstrong and wife, Doris Mae Armstrong, 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. 13 on the Plan of Sky View Subdivision, as of record in book 2331, pages 54 and 55, Register's Office for said County.

Said lot No. 13 fronts 115 feet on the southerly side of Oakview Drive and extends back 361.5 feet on the westerly line and 371.4 feet on the easterly line to a dead line, measuring 172 feet thereon.

Being the same real property conveyed to Harrell Dean Ward, Sr., and wife, Mavis B. Ward, by deed from Union Trust Company, dated February 12, 1959, filed March 13,1959, and recorded in book 2880, page 473, said Register's Office.

This conveyance is made subject to restrictions of record in Book 1788, page 516, and in book 2444, page 576, Register's Office for Davidson County, Tennessee, and ten-foot easement for public utilities along the rear line of premises, anchor easements at the northeast and northwest corners of premises, 60-foot building setback line from Oakview Drive, and conditians of owners certificate, as shown on plan of record in book 2331, pages 54 and 55, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Arlie C. Armstrong and wife, Doris Mae Armstrong, their

heirs and assigns, forever.

And we *do covenant with the said* Arlie C. Armstrong and wife, Doris Mae Armstrong

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 as above set out.

And we, Harrell Dean Ward, Sr., and wife, Mavis B. Ward,

do further covenant and bind ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Arlie C. Armstrong and wife, Doris Mae Armstrong, their *heirs and assigns against the lawful claims of all persons, whomsoever.*

Witness our *hand s this* 3rd *day of* August, *19*60.

Harrell Dean Ward Sr.

Mavis B. Ward

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Hugh J. Bradley, *a Notary Public in and for said County and State,* Harrell Dean Ward, Sr., and Mavis B. Ward

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* 3rd *day of* August, *19*60.

Hugh J. Bradley
Notary Public

Commission expires March 23, 1963.

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