BK 3104

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of Thirteen Thousand Five Hundred and No/100 --------
----------($13,500.00) ---------- DOLLARS

Cash in hand paid by Valmon D. Neely and wife, Joyce C. Neely, the receipt of which is hereby acknowledged, we,

F. E. Stratton, Jr. and wife, Bettis S. Stratton

_____ have bargained and sold, and by these presents do transfer and convey unto the said Valmon D. Neely and wife, Joyce C. Neely

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. 114 on the Plan of Hermitage Hills Subdivision, of record in Book 2900, pages 48 and 49, Register's Office for said County, described as follows:

SAID Lot No. 114 fronts 81.0 feet on the south margin of Plantation Drive and extends back between lines measuring 165.2 feet on the westerly line and 169.2 feet on the easterly line to a dead line in the rear on which it measures 78 feet.

Being the same property conveyed to F. E. Stratton, Jr., and wife, Bettie S. Stratton, by deed from H. H. Richardson and wife, Eva Richardson, of record in Book 3101, page 383, 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 Valmon D. Neely and wife, Joyce C. Neely their heirs and assigns, forever.

And we do covenant with the said Valmon D. Neely and wife, Joyce C. Neely 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, F. E. Stratton, Jr. and wife, Bettie S. Stratton do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Valmon D. Neely and wife, Joyce C. Neely their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 11th day of August, 19 60

F. E. Stratton, Jr.

Bettie S. Stratton

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