BK 3104

WARRANTY DEED

FROM 98196

MARY P. OUTLAW, ET AL

TO

J. D. BURCHARD AND WIFE,

NELL W. BURCHARD

Home Federal Savings & Loan

STATE OF TENNESSEE
DAVIDSON COUNTY

Received for record 15 day of AUG 1960 at 3:24 o'clock P.M.
Noted in Book 96 Page 510
Recorded in Book ___ Page ___
Recording Fee $3.50

JAMES P. WILSON, Register

By [illegible] D.T.



FORM 88 HARRIS & HARRIS CO. NASHVILLE

For and in Consideration of the sum of Thirteen Thousand and No/100 ($13,000.00) **DOLLARS**
Cash in hand paid by J. D. Burchard and wife, Nell W. Burchard, the receipt of which is hereby acknowledged, we,

Mary P. Outlaw, Widow of Sam M. Outlaw
and
Evelyn Cotter, Ruby Smith, Edith Berry and Mary Petty, as the only heirs-at-law of Sam M. Outlaw

have bargained and sold, and by these presents do transfer and convey unto the said J. D. BURCHARD AND WIFE, NELL W. BURCHARD 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 parts of Lots Nos. 8, 9 and 10 on the final Plan of Joywood Heights, Section 3, not of record, described togetner as follows:

Beginning on the easterly margin of Jones Avenue at the southwest corner of that part of Lot No. 10 on said plan conveyed to Harold W. Hitt and wife, by deed from Sam M. Outlaw and wife, of record in Book 2105, page 14, Register's Office for said County; thence with said Hitt's southern boundary line north 75° east 633.5 feet to said Hitt's southeast corner; thence south 6° west 332 feet; thence southwestwardly 556 feet, more or less, to the easterly margin of said Avenue; thence with the same, northwardly 148 feet to the beginning.

Being part of the real property conveyed to Sam M. Outlaw by deed from Allen Dobson and wife, dated May 22, 1948, filed May 29, 1948, and recorded in Book 1586, page 291, said Register's Office, the said Sam M. Outlaw having since died.

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 J. D. Burchard and wife, Nell W. Burchard their **heirs and assigns, forever.**

And we **do covenant with the said** J. D. Burchard and wife, Nell W. Burchard **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 1960 taxes which have been prorated and are hereby assumed by the purchasers.

And we, Mary P. Outlaw, Evelyn Cotter, Ruby Smith, Edith Berry and Mary Petty, **do further covenant and bind** ourselves, our **heirs and representatives, to warrant and forever defend the title to the said land to the said** J. D. Burchard and wife, Nell W. Burchard, their **heirs and assigns against the lawful claims of all persons whomsoever.**

PG 433