K 3128

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,

We, Guy C. Mabry and wife, Juanita Mabry

have bargained and sold, and by these presents do transfer and convey unto the said Robert N. Sherrod, Sr., and wife, Helen V. Sherrod, 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. 64 on the Plan of Section I, Seven Hills, as of record in book 2133, pages 81 and 82, Register's Office for said County, described as follows:
Beginning at a point in the southwesterly margin of Shy's Hill Road at the corner of Lots 63 and 64; thence with the line between said lots, southwesterly 287 feet to a point; thence southerly 93.3 feet to a corner of Lot 68; thence with the line between Lots 64 and 68, southeasterly 179.9 feet to a corner of Lot 65; thence with the line between Lots 64 and 65, northeasterly 270.0 feet to the margin of Shy's Hill Road; thence with the margin of the same northwesterly 158 feet to the beginning.
Being the same real property conveyed to Guy C. Mabry and wife, Juanita Mabry, by deed from Paramount Homes, Incorporated, dated September 2, 1954, filed September 17, 1954, and recorded in book 2298, page 378, said Register's Office.

This conveyance is made subject to restrictions of record in book 2249, page 184, Register's Office for Davidson County, Tennessee, and ten-foot utility easement along westerly and southerly lines of premises, anchor easement at the most northerly corner of premises, 50-foot building setback line from Shy's Hill Road, and conditions of owner's certificate of record in book 2133, pages 81 and 82, Register's Office, Davidson Co., Tenn.
To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Robert N. Sherrod, Sr., and wife, Helen V. Sherrod, their *heirs and assigns, forever.*

And we *do covenant with the said* Robert N. Sherrod, Sr., and wife, Helen V. Sherrod, *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, Guy C. Mabry and wife, Juanita Mabry *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Robert N. Sherrod, Sr., and wife, Helen V. Sherrod, their *heirs and assigns against the lawful claims of all persons, whomsoever.*
Witness our *hand* s *this* 26th *day of* August, *19* 60, ~~the~~

Guy C. Mabry
Juanita Mabry

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Hugh J. Bradley, *a Notary Public in and for said County and State,* Guy C. Mabry and Juanita Mabry, *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* 26th *day of* August, *19* 60.

Hugh J. Bradley
Notary Public

NOTARY PUBLIC ★ DAVIDSON COUNTY, TENN.

Commission expires April 23, 1963.

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