BK 3130

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of Fourteen Thousand Five Hundred and No/100 ----------
----------($14,500.00) ---------- **DOLLARS**
Cash in hand paid by Joseph G. Hildebrand and wife, Josephine M. Hildebrand, the receipt of which is hereby acknowledged, we,

M. M. Coleman, A. W. Terrell and G. H. Todd

_____ **have bargained and sold, and by these presents do transfer and convey unto the said** Joseph G. Hildebrand and wife, Josephine M. Hildebrand
their **heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:**

Situated in the 7th Civil District of Davidson County, Tennessee, being Lot No. 540 on the Map of Charlotte Park, Section Eight, as of record in Book 4200, page 89, and 90, Register's Office for said County.

Said Lot No. 540 is described as follows: Beginning at a point in the eastern margin of Thunderbird Court, common corner of Lots Nos. 540 and 541; thence easterly with the line between said two lots, 117.0 feet to a point; thence north 42° 17' west 12.7 feet; thence north 49° 43' west 131.8 feet to a point; thence southwesterly 63.2 feet to a point; thence 4.7 feet to a point; thence southerly 36.5 feet around a slight curve to a point in the eastern margin of Thunderbird Court; thence with the margin of said Court 70.7 feet to a point, and around a curve, 35.3 feet; and around a curve thence 49.3 feet to the point of beginning.

Being the same property conveyed to M. M. Coleman, A. W. Terrell and G. H. Todd, by deed from Consolidated Developments, Inc. of record in Book 3030, page 108, said Register's Office.

This conveyance is made subject to all restrictive covenants, easements and building 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 Joseph G. Hildebrand and wife, Josephine M. Hildebrand
their **heirs and assigns, forever.**

And we **do covenant with the said** Joseph G. Hildebrand and wife, Josephine M. Hildebrand **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, M. M. Coleman, A. W. Terrell and G. H. Todd
do further covenant and bind ourselves, our **heirs and representatives, to warrant and forever defend the title to the said land to the said** Joseph G. Hildebrand and wife, Josephine M. Hildebrand, their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hand** s **this** 12th **day of** September, **19** 60

M. M. Coleman
A. W. Terrell
G. H. Todd

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