BK 3130

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, H. L. Frith, Jr., and wife, Betty C. Frith

have bargained and sold, and by these presents do transfer and convey unto the said Kenneth S. Conley and wife, Jean W. Conley, their

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in the 9th., formerly the 14th., Civil District of Davidson County, Tennessee, described according to surveys made by Geo. H. Watkins, Surveyor, March ____, 1955, and by Ralph [illegible], Surveyor, June 8, 1955, as follows:

Beginning in the center of Collins Road at a point 1047 feet west of the northwest corner of a tract of 17.8 acres conveyed to Walter C. Crafton and wife, by deed of record in book 22[illegible], page 465, Register's Office for said County, also being the northwest corner of a tract of 35.14 acres, a two-thirds interest in which was conveyed to Walter Frank Crafton and wife, by Walter C. Crafton and Ida C. Boyd; thence with the center of Collins Road, north 87 degrees west 509 feet to a spike; thence south 3 degrees west 425.5 feet to an iron pin; thence south 87 degrees east 509 feet to an iron pin; thence north 16 degrees 30' east 233 feet to an iron pin; thence north 25 degrees 45' west 117 feet to the beginning, containing 5.1 acres, more or less, exclusive of roads.

Being the same real property conveyed to H. L. Frith, Jr., and wife, Betty C. Frith, by deed from R. M. Chaffin and wife, dated July 8, 1955, filed September 23, 1955, and recorded in Book 3[illegible], page 223, Register's Office for said County.

This conveyance is made subject to restrictions of record in book 2451, page 223, Register's Office for Davidson County, Tennessee, and an easement for public utilities or power line upon the easterly line of premises, as shown on survey of Ralph [illegible] Lockert, Surveyor, and aforesaid for right-of-way of Collins Rd., lying within boundaris of premises as herein described.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Kenneth S. Conley and wife, Jean W. Conley, their

heirs and assigns, forever.

And we *do covenant with the said* Kenneth S. Conley and wife, Jean W. Conley

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, H. L. Frith, Jr., and wife, Betty C. Frith

do further covenant and bind ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Kenneth S. Conley and wife, Jean W. Conley,

their *heirs and assigns against the lawful claims of all persons, whomsoever.*

Witness our *hand* s *this* 8th *day of* September, *19*60. ~~the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.~~

H. L. Frith Jr.

Betty C. Frith

No

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Hugh J. Bradley, *a Notary Public in and for said County and State,* H. L. Frith, Jr., and Betty C. Frith

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* 8th *day of* September, *19*60.

Hugh J. Bradley
Notary Public

HUGH J. BRADLEY NOTARY PUBLIC STATE OF TENNESSEE

Commission expires April 29, 1963.

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