BK 3130

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO

For and in consideration of the sum of Ten and no/100 ($10.00). . . . . DOLLARS

cash in hand paid and other good and valuable considerations, receipt of which is hereby acknowledged,

W. C. MONCRIEF and COMPANY, INCORPORATED, A Tennessee Corporation

has bargained and sold, and by these presents do transfer and convey unto the said L. L. KERR and wife, JOSIE K. KERR, 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. 55 on the Plan of Connell Estates, Sec. I, as of record in Book 2900, page 15, Register's Office for said County.
Said Lot No. 55 fronts 108.3 feet on the southwesterly side of Utley Drive, and runs back 230.53 feet on the northwesterly line and 247.55 feet on the southeasterly line, to a dead line in the rear on which it measures 60 feet.
BEING part of the property conveyed to W. C. Moncrief & Company, Inc., by deed from W. B. Connell, Jr., and wife, et al, as of record in Book 2690, page 121, said Register's Office.

THIS property is conveyed subject to building restrictions of record in Book 2927, page 581, Register's Office for Davidson County, Tennessee

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said L. L. KERR, and wife, JOSIE K. KERR, their heirs and assigns, forever.

And it does covenant with the said L. L. KERR, and wife, JOSE K. KERR that it is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And W. C. MONCRIEF and COMPANY, INCORPORATED do further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said L. L. KERR and wife, JOSIE K. KERR, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness its hand this 10th day of SEPTEMBER, 19 60

W. C. MONCRIEF and COMPANY, INCORPORATED, BY:

W. C. Moncrief, President

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