K 3135

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO

For and in consideration of the sum of ----------

TEN DOLLARS ($10.00) & ----------NO/100 DOLLARS

Cash in hand paid and other good and valuable consideration including the assumption by the grantees of the deedof trust executed by the grantors to Charles F. Lovell,Jr.,Trustee of record in Book 1895, Page 369, Register's Office for Davidson County, Tennessee, to secure to Commerce Union Bank the payment of one note dated September 25,1950, in the original amount of $8,000.00 with interest at the rate of 4½% per annum, the receipt of which is hereby acknowledged, we, Clifton D. Shaw and wife, Clara M. Shaw

_____ have bargained and sold, and by these presents do transfer and convey unto the said grantees, Thomas J. Roberts & wife Maxie M. Robert's their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Lot No. 125 on the Map of Dalewood, Section II, of record in Book 1835, Page 6, Register's Office for said County, described more particularly as follows:

Said Lot No. 125 fronts 83 feet on the west side of Ridgecrest Drive and runs back between parallel lines 150 feet to a dead line.

Being the same property conveyed to Clifton D. Shaw & wife Clara M. Shaw from John D. Phipps & wife Myrtle D. Phipps of record in Book 1883, Page 489, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record in Book 1786, Page 80,Book 1229, Page 325, and 1788, Page 493, and setback lines and easements of record in Book 1835, Page 6, R.O.D.C.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Thomas J. Roberts & wife Maxie M. Roberts their heirs and assigns, forever.

And we do covenant with the said Thomas J. Roberts and wife Maxie M. Roberts 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 for 1960 taxes which are prorated.

And we, Clifton D. Shaw and wife Clara M. Shaw do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Thomas J. Roberts & wife Maxie M. Roberts their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 14th day of October, 19 60

Clifton D. Shaw

Clara M. Shaw

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