K 3135

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO

For and in consideration of the sum of ($10.00) - - - - - - - - - - - - - - - - -
TEN AND NO/100 - DOLLARS
cash in hand paid and other valuable considerations, the receipt of which is hereby acknowledged,

We, Phillip D. Foster and wife, Peggy P. Foster,
have bargained and sold, and by these presents do transfer and convey unto the said Thomas F. Curtis and wife, Alice R. Curtis, 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. 43 on the Map of H. G. McNabb's Subdivision of Morton Lands, as of record in Book 1130, page 64, Register's Office for said County.
Said Lot No. 43 fronts 63 feet on the easterly side of Louise Drive and runs back 157.48 feet on the northerly line and 157.42 feet on the southerly line to a dead line in the rear on which it measures 63 feet.
Being the same property conveyed to Phillip D. Foster and wife, Peggy P. Foster, by deed from Vernon E. Blanton and wife, Helen Blanton, of record in Book 2301, page 545, said Register's Office.

This conveyance is made subject to restrictive covenants contained in an instrument of record in Book 1318, page 626, said Register's Office, and the plan of record in Book 1130, page 64, said Register's Office, shows an Owner's certificate, a 30 foot building setback line from Louise Drive, and a 10 foot easement for public utilities across the rear of the lot.

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 F. Curtis and wife, Alice R. Curtis, their heirs and assigns, forever.

And we do covenant with the said Thomas F. Curtis and wife, Alice R. Curtis 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, Phillip D. Foster and wife, Peggy P. Foster, 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 F. Curtis and wife, Alice R. Curtis, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 10th day of October, 1960.

Phillip D. Foster
Peggy P. Foster

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