K 3136

TENNESSEE TITLE COMPANY

WARRANTY DEED — FORM 1001 — Published by Tennessee Title Company

For and in consideration of the sum of ($ 10.00)
----Ten and no/100----- DOLLARS
cash in hand paid to us by Howard J. Heinz and wife Bernice M. Heinz, the receipt of which is hereby acknowledged,

we, Robert R. Harris and wife, Linnie A. Harris,
have bargained and sold, and by these presents do transfer and convey unto the said Howard J. Heinz and wife, Bernice M. Heinz 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.99 on the Plan of Section II, Caldwell Country Estates, of record in Book 2663, page 128, Register's Office for said County. Said lot fronts 201.45 feet on the north side of Timberdale Court and runs back 229.5 feet on the west line and 283.4 feet on the east line, which is a broken line, to a dead line in the rear on which it meausre 171.2 feet.
Being the same property conveyed to Robert R. Harris and wife, Linnie A Harris, of record in Book 2965, page 429, said Register's Office.
Subject to restrictions filed for record prior to Feb. 15, 1950, in Book 1788, page 108, restrictions filed for record May 21, 1959, in Book 2907, page 93, amended in Book 2921, page 87 and amended of record in Book 2921, page 601.

The recorded plan shows an Owner's Certificate, a 50-foot set-back line from Timberdale Court, a 10 foot easement for public utilities along the north rear line and along the north 121.4 feet more or less of the east side line and an anchor easement 2½x20 feet on Timerdale Court at both front corners.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Howard J. Heinz and wife Bernice M. Heinz their heirs and assigns, forever.
And we do covenant with the said Howard J. Heinz and wife Bernice M. Heinz 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, Robert R. Harris and wife Linnie A. Harris do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Howard J. Heinz and wife Bernice M. Heinz their heirs and assigns against the lawful claims of all persons, whomsoever.
Witness our hands s this 20th day of October, 19 60

Robert R. Harris
Linnie A. Harris

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, Harriet L. George, a Notary Public in and for said County and State, the within named Robert R. Harris and wife Linnie A. Harris

the bargainors, 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 20th day of October 1960.

Commission expires 6-2-62

Harriet L. George
Notary Public

TENNESSEE TITLE COMPANY

G 215