K 3157

WARRANTY DEED

THIS FORM FURNISHED BY ATTORNEYS TITLE CO

For and in consideration of the sum of Fourteen Thousand Four Hundred and No/100 ---------- ----------($14,400.00) ---------- DOLLARS Cash in hand paid by Leonard Douglas McBride and wife, Rose Mary McBride, the receipt of which is hereby acknowledged, we,

F. E. Stratton, Jr. and wife, Bettie Stratton

_____ have bargained and sold, and by these presents do transfer and convey unto the said Leonard Douglas McBride and wife, Rose Mary McBride

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. 187 on the Map of Hermitage Hills Subdivision, Section II, as of record in Book 2900, page 94, Register's Office for Davidson County, Tennessee.

Said Lot No. 187 fronts 75.0 feet on the northerly margin of Bonnalynn Drive and extends back 164.0 feet on the westerly margin and 143.6 feet on the easterly margin, to a dead line in the rear, measuring 107.22 feet thereon.

Being a part of the property conveyed to F. E. Stratton, Jr. and wife, Bettie Stratton, by warranty deed from Miller Kimbrough, Trustee, as of record in Book 3132, page 381, Register's Office for Davidson County, Tennessee.

Frank E. Stratton, Jr. and F. E. Stratton, Jr., being one and the same person.

This conveyance is made subject to all restrictive covenants, easements and set back lines that are applicable to the above described property.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Leonard Douglas McBride and wife, Rose Mary McBride their heirs and assigns, forever.

And we do covenant with the said Leonard Douglas McBride and wife, Rose Mary McBride 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, F. E. Stratton, Jr. and wife, Bettie Stratton do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Leonard Douglas McBride and wife, Rose Mary McBride, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 19th day of October, 19 60

F. E. Stratton, Jr.

Bettie Stratton

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