K 3157

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO

For and in consideration of the sum of Ten & No/100 ---------- DOLLARS and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Martin R. Davis and wife, Macie T. Davis,

have bargained and sold, and by these presents do transfer and convey unto the said Joe Upchurch and wife, Frances Upchurch, and their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in the 14th Civil District of Davidson County, Tennessee, described according to a survey made by C. J. Carney, Surveyor, dated Oct. 10, 1960, as follows:

BEGINNING at a point in the centerline of Simpkins Road, marked on said survey, "Martin R. Davis," being the northeast corner of this tract; thence along the centerline of said Road, and leaving said Road, South 24° East 266.6 feet to a point; thence South 14° 30' West 100 feet to a point in a fence line, in the north line of the land of J. Warren Carney; thence along said fence, and along said Carney's line, North 86° 30' West 930 feet to a point; thence north 47° West 65 feet to a point; thence North 66° East 965 feet to the point of beginning, containing 4.48 acres, more or less.

Being part of the property conveyed to Martin R. Davis and wife, Macie T. Davis, by deed from Helen W. Liebhart, et al, as of record in Book 2992, page 606, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Joe Upchurch and wife, Frances Upchurch, and their heirs and assigns, forever.

And we do covenant with the said Joe Upchurch and wife, Frances Upchurch, 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. This deed is expressly made subject to the restriction that neither Joe Upchurch nor his successors in interest shall erect a building upon the property less than 75 feet from Simpkins Road.

And we, Martin R. Davis and wife, Macie T. Davis do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Joe Upchurch and wife, Frances Upchurch, and their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 14th day of October, 19 60

Martin R. Davis

Macie T. Davis

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