K 3157

WARRANTY DEED

THIS FORM FURNISHED BY ATTORNEYS TITLE CO

For and in consideration of the sum of [illegible] DOLLARS

[illegible] Ralph H. Dunaway and wife, [illegible],

[illegible] Wright & Sadler, Inc.,

a [illegible] corporation with its principal office and place of business at Nashville, Tennessee,

have bargained and sold, and by these presents do transfer and convey unto the said [illegible] Ralph H. Dunaway and wife, Joan Ray Dunaway

their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

[illegible] in Davidson County, Tennessee, [illegible] of Lot No. [illegible] of Lewis Subdivision, Section VII, as of record in Book [illegible], Page [illegible], Register's Office for Davidson County, Tennessee.

Said Lot No. 222 fronts 150 feet on the southerly side of Averill Drive and runs back 210.7 feet on the westerly line and 87.0 feet on the easterly line to a point in the rear, thereby 117 feet thereon.

Being part of the same property conveyed to Wright & Sadler, Inc., a Tennessee Corporation, by two deeds, one from T. L. Kemper and wife, of record in Book 3992, page 119, and the other from Outerspace Development Corporation, a Tennessee Corporation, of record in Book 3835, page 711, both in said Register's Office.

This conveyance is made subject to all restrictions, covenants, easements and building lines that may 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 Ralph H. Dunaway and wife, Joan Ray Dunaway their heirs and assigns, forever.

And it does do covenant with the said Ralph H. Dunaway and wife, Joan Ray Dunaway that it is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And WRIGHT & SADLER, INC.

do further covenant and bind itself, its successors heirs and representatives, to warrant and forever defend the title to the said land to the said Ralph H. Dunaway and wife, Joan Ray Dunaway their heirs and assigns against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, WRIGHT & SADLER, INC. a Corporation, upon said [illegible] Witness [illegible] hand [illegible] this [illegible] day of [illegible], 19[illegible]

instrument to be executed by its duly authorized officers this 21st day of [illegible] 1960.

WRIGHT & SADLER, INC.

Attest: Lewis H. Sadler

Lewis H. Sadler, Secretary-Treasurer

BY: John E. Wright

John E. Wright, President

G 557