BK 3160

WARRANTY DEED

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, Claiborne H. Williams, Jr. and wife, Wila Dean Williams, *have bargained and sold, and by these presents do transfer and convey unto the said* John R. Young and wife, Mary M. Young, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:*

Being Lot No. 7 on the Map of Elysian Park Subdivision, as of record in book 2331, page 32, Register's Office for said County.
Said Lot No. 7 fronts 323.7 feet on the northerly side of Lynn Drive and runs back 130.7 feet on the westerly line and 21h feet on the easterly line to a dead line in the rear on which it measures 369.7 feet.
Being the same real property conveyed to Claiborne H. Williams, Jr. and wife, Wila Dean Williams, by deed from H. Ray Williams and wife, dated November 22, 1957, filed December 6, 1957, and recorded in book 2706, page 179, said Register's Office.

This conveyance is made subject to restrictive covenants of record in book 2h35, page 360, said Register's Office, and the Plan of record in book 2331, page 32, said Register's Office, shows a 10-foot easement for public utilities along the northerly, easterly and westerly lines of premises, anchor easement at the southeast and southwest corners of premises, 40-foot building setback line from Lynn Drive, and conditions of owners certificate.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said John R. Young and wife, Mary M. Young, their *heirs and assigns, forever.*

And we *do covenant with the said* John R. Young and wife, Mary M. Young, *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, Claiborne H. Williams, Jr. and wife, Wila Dean Williams, *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* John R. Young and wife, Mary M. Young, their *heirs and assigns against the lawful claims of all persons, whomsoever.*

Witness our *hand* s *this* 21th *day of* November, *19*60, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Claiborne H. Williams, Jr.
Wila Dean Williams

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Jas. T. Sudduth, *a Notary Public in and for said County and State,* Claiborne H. Williams, Jr. and wife, Wila Dean Williams,

the within named bargainor s, *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* 21st *day of* November, *19*60.

Jas. T. Sudduth *Notary Public*

Commission expires APR 28 1963

BK 439