BK 3160

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO

For and in consideration of the sum of ---------- $10.00 ----------

---------- Ten and no/100 ---------- DOLLARS

and other good and valuable considerations, cash in hand paid by W. J. Tretschel and wife, Emma Lee Tretschel, the receipt of all of which is hereby acknowledged.

This conveyance is made subject to restrictions filed for record in Book 1788, page 108, and in Book 3074, page 329, Register's Office for Davidson County, Tenn.

We, N. C. Dunn, Jr., and wife, Ruth B. Dunn have bargained and sold, and by these presents do transfer and convey unto the said W. J. Tretschel and wife, Emma Lee Tretschel their h 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. 98 on the Plan of Southmeade, Section III, as of record in Book 2900, page 92, Register's Office for said County, described as follows:

Beginning at a point in the easterly margin of Prescott Road the common corner of Lots Nos. 97 and 98; thence northerly with the margin of said Road 152.52 feet to a concrete monument at the beginning of a curve; thence northeasterly around said curve 39.27 feet to a concrete monument in the southerly margin of Prescott Court; thence easterly with the margin of the same 235 feet to a point the common corner of Lots Nos. 98 and 99; thence southerly with the line between said two Lots 166.9 feet to the common corner of Lots Nos. 97 and 98; thence westerly with the line between said two Lots 230 feet to the point of beginning.

Being the same property conveyed to N. C. Dunn, Jr., and wife, Ruth B. Dunn, by deed from N. C. Dunn, Jr., and R. T. Blanks d/b/a Dunn and Blanks Developers, a partnership, of record in Book 3102, page 527, 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 W. J. Tretschel and wife, Emma Lee Tretschel their heirs and assigns, forever.

And we do covenant with the said W. J. Tretschel and wife, Emma Lee Tretschel 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, N. C. Dunn, Jr., and wife, Ruth B. Dunn do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said W. J. Tretschel and wife, Emma Lee Tretschel their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 17th day of November, 1960

N. C. Dunn, Jr.

Ruth B. Dunn

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