K 3162

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of Twenty One Thousand Seven Hundred Fifty and no/100 ($21,750.00) DOLLARS

Cash in hand paid by John W. Burke and wife, Eunice Ann Burke, the receipt of which is hereby acknowledged, we,

John B. Downey and wife, Miriam E. Downey

have bargained and sold, and by these presents do transfer and convey unto the said John W. Burke and wife, Eunice Ann Burke 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. 5, on the Plan of West Meade Hills, Section I, as of record in Book 2900, page 62, Register's Office for Davidson County, Tennessee.

Said Lot No. 5, fronts 152 feet on the southerly side of Davidson Drive and runs back between lines 283.2 feet on the easterly side and 260 feet on the westerly side to a line in the rear measuring 154 feet thereon.

Being a part of the property conveyed to John B. Downey by deed from The Davidson Road Corporation, of record in Book 3075, page 193, Register's Office for Davidson County, Tennessee.

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 John W. Burke and wife, Eunice Ann Burke their heirs and assigns, forever.

And we do covenant with the said John W. Burke and wife, Eunice Ann Burke 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 John B. Downey and wife, Miriam E. Downey 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 W. Burke and wife, Eunice Ann Burke their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 5th day of December, 1960.

John B. Downey

Miriam E. Downey

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