K 3164

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of Twenty Thousand Seven Hundred Fifty and No/100 ---
----------($20,750.00) ---------- DOLLARS
Cash in hand paid by Vera V. Zimmerman and LaDonna Bogardus, the receipt of which is hereby acknowledged, we,

H. L. Crowder and wife, Nellie Crowder.

_____ have bargained and sold, and by these presents do transfer and convey unto the said Vera V. Zimmerman and LaDonna Bogardus 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 8th, formerly the 12th Civil District of Davidson County, Tennessee, being part of the S. T. Davidson 33 acre tract, as of record in Plan Book 2, page 165 Chancery Court at Nashville, and also being part of Lot No. 6 in the division of Hampton Burkhalter's Subdivision, not of record, described according to a survey made by Geo. W. Watkins, Surveyor, dated August 30, 1960, as follows:

Beginning in the center of Davidson Road at a point 100 feet northwest from the corner of Lots Nos. 5 and 6 as shown on said survey; thence with the center of said "Old" Davidson Road North 53 degrees 12' 30" West 100 feet to the southeast corner of the property conveyed to Holman C. Milhous and wife, by deed from Hampton Burkhalter and wife, of record in Book 2200, page 358, Register's Office for said County; thence with said Milhous' easterly line North 38 degrees 38' 30" East 250 feet to an iron pin in the south boundary of the A. B. Miles property; thence with said line South 80 degrees 50' 30" East 115 feet; thence southwestwardly 306 feet to the beginning.

Being part of the same property conveyed to H. L. Crowder, by deed from Theodore R. Atkerson and wife, of record in Book 3127, page 213, 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 Vera V. Zimmerman and LaDonna Bogardus their heirs and assigns, forever.

And we do covenant with the said Vera V. Zimmerman and LaDonna Bogardus 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, H. L. Crowder and wife, Nellie Crowder do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Vera V. Zimmerman and LaDonna Bogardus their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 19th day of December, 19 60

H. L. Crowder

Nellie Crowder.

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