K 3165

WARRANTY DEED

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of Ten and No/100 ----------
----------($10.00) ---------- DOLLARS
Cash in hand paid by Harry D. Claybrook and wife, Mary A. Claybrook, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, we

Miller G. Kimbrough and wife, Mary Craige Kimbrough

_____ have bargained and sold, and by these presents do transfer and convey unto the said Harry D. Claybrook and wife, Mary A. Claybrook

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 7th, formerly the 10th, Civil District of Davidson County, Tennessee, being parts of Lots Nos. 1, 2 and 20 of Block 11 and part of an unnumbered lot immediately east of Lot No. 2 on the Plan of the Resubdivision of part of Royal Oaks, as of record in Book 974, pages 4 and 5, Register's Office for said County, described as follows:

BEGINNING on the easterly margin of West View Avenue, at a point 200 feet north of the northwest corner of Lot No. 1 of Block 12; thence with the easterly margin of said Avenue, northwardly 100 feet; thence at right angles eastwardly 200 feet; thence at right angles southwardly 100 feet, thence at right angles westwardly 200 feet to the beginning.

Being the same property conveyed to Miller G. Kimorough and wife, by deed from Royal Oaks Land Company, as of record in Book 1151, page 57, said Register's Office.

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 Harry D. Claybrook and wife, Mary A. Claybrook their heirs and assigns, forever.

And we do covenant with the said Harry D. Claybrook and wife, Mary A. Claybrook 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, Miller G. Kimbrough and wife, Mary Craige Kimbrough do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Harry D. Claybrook and wife, Mary A. Claybrook, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 21st day of December, 1960

Miller G. Kimbrough

Mary Craige Kimbrough

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