K 3180

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 Brian T. Shorney and wife, Helen B. Shorney, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and the assumption of the unpaid balance of the mortgage executed by Arnold M. Meirowsky, unmarried, to Herschel Greer, Trustee, of record in Book 2352, page 139, Register's Office for Davidson County, Tennessee, which mortgage the purchasers hereby assume and agree to pay, I,

Arnold M. Meirowsky (Unmarried)

_____ have bargained and sold, and by these presents do transfer and convey unto the said Brian T. Shorney and wife, Helen B. Shorney 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. 12 on the Plan of Harpeth Acres, Section 1, as of record in Book 1424, page 140, Register's Office for said County.
Said Lot No. 12 fronts 158 feet on the westerly side of Granny White Pike and runs back between parallel lines 278 feet to a dead line.
Being the same property conveyed to Arnold M. Meirowsky, by deed from B. Hume Bracy and wife, Gladys O. Bracy, of record in Book 2304, page 177, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to Restrictive covenants of record in Book 1812, page 478, and the Plan of record in Book 1424, page 140, Register's Office for Davidson County, Tennessee, which shows a 75 foot minimum building setback line from Granny White Pike, and a 10 foot easement for public utility purposes along the northerly and westerly lines of said lot.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Brian T. Shorney and wife, Helen B. Shorney their heirs and assigns, forever.

And I do covenant with the said Brian T. Shorney and wife, Helen B. Shorney that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered, except as herein above stated, and 1961 taxes which have been prorated and are hereby assumed by the purchasers.

And I, Arnold M. Meirowsky do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Brian T. Shorney and wife, Helen B. Shorney their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 31st day of January, 1961

Arnold M. Meirowsky

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