K 3180

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of Thirteen Thousand Eight Hundred Fifty and No/100 -- ----------($13,850.00) ----------DOLLARS Cash in hand paid by William C. Padgette and wife, Helen L. Padgette, the receipt of which is hereby acknowledged,

WRIGHT AND SADLER, INC.,
a Tennessee Corporation with its principal office and place of business at Nashville, Tennessee

has ~~have~~ bargained and sold, and by these presents do/es transfer and convey unto the said William C. Padgette and wife, Helen L. Padgette 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. 232 on the Map of Primrose Acres Subdivision, Section III, as of record in Book 2900, page 71, Register's Office for Davidson County, Tennessee.

Said Lot No. 232 fronts 110.0 feet on the southerly margin of Sunvalley Drive and extends back 225.3 feet on the easterly line and 276.3 feet on the westerly line, to a dead line in the rear, measuring 105.0 feet thereon.

Being a part of the property conveyed to Wright and Sadler, Inc., by two deeds one from E. M. Kemper and wife, Lucy B. Kemper as of record in Book 2992, page 119, and the other from Outerspace Development Corp., as of record in Book 3035, page 617, 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 William C. Padgette and wife, Helen L. Padgette their heirs and assigns, forever.

And it does~~es~~ covenant with the said William C. Padgette and wife, Helen L. Padgette that it is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered, except 1961 taxes which have been prorated and are hereby assumed by the purchasers.

And Wright and Sadler, Inc. do/es further covenant and bind itself, its successors ~~heirs~~ and representatives, to warrant and forever defend the title to the said land to the said William C. Padgette and wife, Helen L.Padgette, their heirs and assigns against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF WRIGHT AND SADLER, INC., a Corporation aforesaid has caused this INSTRUMENT to be executed by its duly authorized officers on this 1st day of February 1961.

Attest: WRIGHT AND SADLER, INC.,

Lewis H. Sadler
Lewis H. Sadler, Secretary-Treasurer

By: John E. Wright
John E. Wright, President

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