K 3182

WARRANTY DEED

For and in consideration of the sum of ($10.00)

- - - - - - - - - - - - - - - TEN AND NO/100 - - - - - - - - - - - - - - - *DOLLARS*

cash in hand paid and other good and valuable considerations, paid by the grantees, the receipt of which is hereby acknowledged,

I, Aileen B. Warren Yates

have bargained and sold, and by these presents do transfer and convey unto the said Albert F. Collins and wife, Helen Collins, their

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:
Land in Davidson County, Tennessee, being Lot No. 50 on the Map of Rolling Meadows, of record in book 1424, pages 98 and 99, Register's Office for said County.

Said lot No. 50 fronts 105 feet on the westerly side of Outer Drive and runs back between parallel lines 195 feet to a dead line.

Being the same real property conveyed to Leonard Davis Warren and wife, Aileen B. Warren, by deed from Herschel Greer, Trustee, dated April 22, 1949, filed April 22, 1949, and recorded in book 1714, page 439, said Register's Office, the said Leonard Davis Warren having since died, and the said Aileen B. Warren now being Aileen B. Warren Yates.

This conveyance is made subject to restrictions of record in book 1713, page 420, Register's Office for Davidson County, Tennessee, and ten-foot easement for public utility purposes along rear line of premises, 60-foot building setback line from Outer Drive, and conditions of owners certificate, as shown on plan of record in book 1424, pages 98 and 99, R. O. D. C. Tennessee, and easement of record in book 1141, page 378, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Albert F. Collins and wife, Helen Collins, their *heirs and assigns, forever.*

And I *do covenant with the said* Albert F. Collins and wife, Helen Collins, *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.*

And I, Aileen B. Warren Yates *do further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to the said land to the said* Albert F. Collins and wife, Helen Collins, their *heirs and assigns against the lawful claims of all persons, whomsoever.*

Witness our *hand* s *this* 23rd *day of* February, 19 61. ~~xxxx~~

~~corporate seal... said corporate date.~~

Aileen B Warren Yates

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Hugh J. Bradley, *a Notary Public in and for said County and State,* Aileen B. Warren Yates

the within named bargainor, with whom I am personally acquainted, and who acknowledged that she *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville *Tennessee, this* 23rd *day of* February, *19* 61.

Hugh J Bradley *Notary Public*

Commission expires April 21, 1963.

G 601