K 3183

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of Sixteen Thousand Five Hundred and No/100 ----------
----------($16,500.00) ---------- DOLLARS
Cash in hand paid by Tommy G. Keen and wife, Louise C. Keen, the receipt of which is hereby acknowledged, we,

R. E. Hutton and wife, Margaret A. Hutton

_____ have bargained and sold, and by these presents do transfer and convey unto the said Tommy G. Keen and wife, Louise C. Keen

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. 22 on the Plan of Lakeland as of record in Book 2133, page 15, Register's Office for said County.

Said Lot No. 22 is described as beginning at a point on the easterly margin of Emery Drive, at the common corner of Lots 22 and 23; thence with the line between said lots, easterly 220.8 feet to a point; thence northerly 114 feet to the southerly margin of Lakeland Drive; thence with the margin of said Drive westerly 193 feet to the beginning of a curve; thence along said curve, southwesterly 39.3 feet to the easterly margin of Emery Drive; thence with the margin of the same, southerly 88.9 feet to the beginning.

Being the same property conveyed to R. E. Hutton and wife, Margaret A. Hutton, by deed from W. C. Allen and wife, of record in Book 2195, page 173, 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 Tommy G. Keen and wife, Louise C. Keen
their heirs and assigns, forever.

And we do covenant with the said Tommy G. Keen and wife, Louise C. Keen
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., except 1961 taxes which have been prorated and are hereby assumed by the purchasers.

And we, R. E. Hutton and wife, Margaret A. Hutton
do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Tommy G. Keen and wife, Louise C. Keen
their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 28th day of February, 1961

R. E. Hutton

Margaret A. Hutton

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