K 3184

WARRANTY DEED

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of TEN ($10.00) - & no/100 - - - - - - DOLLARS

cash in hand paid and other valuable considerations, the receipt of which is hereby acknowledged, we, James B. Donovan, Jr., and wife, Jennie Donovan

__________ have bargained and sold, and by these presents do transfer and convey unto the said Henry J. Pechacek and wife, Wanda Mae Pechacek

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 172 on the Map of Miro Meadows Subdivision, as of record in Book 1424, pages 94 and 95, Register's Office for said County, described as follows:

Beginning at a point in the Northerly margin of Kermit Drive at the common corner of Lots 172 and 173; thence with the line between said lots, northerly 146 feet to a point in the Sourtherly line of Lot No. 171; thence with the line between Lots 171 and 172, easterly 72 feet to the Westerly margin of Kipling Drive; thence with the margin of said Drive 125.64 feet to the beginning of a curve; thence around said curve southwesterly 31.40 feet to a point in the Northerly margin of Kermit Drive; thence with the margin of said Drive westerly 52 feet to the beginning.

Being the same property conveyed to James B. Donovan, Jr., and wife Jennie Donovan by deed fromJack R. Stampley and wife, Raye C. Stampley by deed of record in Book 2962, page 301, 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.

Grantees agree to assume and pay the unpaid balance on a first Mortgage of record in Book 2985, page 633, 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 Henry J. Pechacek and wife, Wanda Mae Pechacek their heirs and assigns, forever.

And we do covenant with the said Henry J. Pechacek and wife, Wanda Mae Pechacek that we lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Henry J. Pechacek and wife, Wanda Mae Pechacek their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 2 day of March, 1961

James B. Donovan Jr.

Jennie Donovan

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