BK 3186

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO

For and in consideration of the sum of Twelve Thousand Nine Hundred Fifty and No/100 ---- ----------($12,950.00) ---------- **DOLLARS**
Cash in hand paid, the receipt of which is hereby acknowledged, we,

R. R. Mincy and wife, Mariam Mincy

_____ **have bargained and sold, and by these presents do transfer and convey unto the said** Robert Kelley Lowe and wife, Shirley Lowe

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. 281 on the Revised Map of Hermitage Hills Subdivision, Section 2, as of record in Book 2900, page 112, Register's Office for Davidson County, Tennessee.

BEGINNING at a monument on the northeasterly side of Bonnaridge Drive; thence around a curve to the right 34.67 feet to a monument on the easterly side of Bonnavista Drive; thence along the margin of said Drive, North 85 feet to a point; thence easterly between Lots Nos. 228 and 281, 126.5 feet to a monument; thence southeasterly with the line between Lots Nos. 227 and 281, 41.2 feet to a monument; thence southwest with the line between Lots 281 and 282, 150 feet to the margin of Bonnaridge Drive; thence northwesterly along the margin of said Drive 98.61 feet to a monument, the point of the beginning.

Being a part of the property conveyed to R. R. Mincy by deed from Miller Kimbrough, Trustee, of record in Book 3136, page 21, 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 Robert Kelley Lowe and wife, Shirley Lowe their **heirs and assigns, forever.**

And we **do covenant with the said** Robert Kelley Lowe and wife, Shirley Lowe **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. R. Mincy and wife, Mariam Mincy **do further covenant and bind** ourselves, our **heirs and representatives, to warrant and forever defend the title to the said land to the said** Robert Kelley Lowe and wife, Shirley Lowe, their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hand** s **this** 8th **day of** March, 19 61

R. R. Mincy

Mariam Mincy

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