BK 3217

WARRANTY DEED

For and in consideration of the sum of ($11,500.00)
----- Eleven Thousand, Five Hundred & NO/100th. ---------- *DOLLARS*
Cash in hand paid, by Clarence H. McIntyre and wife, Ethel Louise McIntyre, the receipt of which is hereby acknowledged.

Albert L. Lanier and wife, Goldie G. Lanier
have bargained and sold, and by these presents do transfer and convey unto the said Clarence H. McIntyre and wife, Ethel Louise McIntyre ,
their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:*

Being Lot No. 82 on the Plan of Rolling Acres, of record in Book 1130, page 34, Register's Office for said County.

Said Lot No. 82 fronts 99 feet, more or less, on the westerly side of Skyview Drive and runs back 140 feet on the northerly line and 131.6 feet on the southerly line to a dead line in the rear measuring 95 feet thereon.

Being the same property conveyed to Albert L. Lanier and wife, Goldie G. Lanier, by deed from Elsworth H. Staley and wife, of record in Book 2691, page 467, said Register's Office.

Restrictive covenants of record in Book 1181, page 401 and Book 1140, page 182, R.O.D.C., Tennessee.

Plan of record in Book 1130, page 34, R.O.D.C., Tennessee, shows a 30-foot setback line from Skyview Drive and a 10-foot easement along the rear for public utilities.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Clarence H. McIntyre and wife, Ethel Louise McIntyre,
their *heirs and assigns, forever.*

And we *do covenant with the said* Clarence H. McIntyre and wife, Ethel Louise McIntyre
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 taxes for 1961 which has been prorated and assumed by purchasers.

And we, Albert L. Lanier and wife, Goldie G. Lanier
do further covenant and bind ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Clarence H. McIntyre and wife, Ethel Louise McIntyre, their *heirs and assigns against the lawful claims of all persons, whomsoever. Witness* our *hand*s *this* 29th. *day of* March, *19* 61, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Albert L. Lanier
Goldie G. Lanier

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, R. C. Vardell, *a Notary Public in and for said County and State,* Albert L. Lanier and wife, Goldie G. Lanier
the within named bargainor s , *with whom I am personally acquainted, and who acknowledged that* they *executed the within instrument for the purposes therein contained.*

Witness My hand and official seal at Nashville *Tennessee,*
this 29th. *day of* March *19* 61.

R. C. Vardell *Notary Public*

Commission expires My Commission Expires Feb. 2, 1964

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