K 3217

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of $10.00

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

cash in hand paid by Harvel W. Williams, Jr. and wife, Julia J. Williams, receipt of which is hereby acknowledged, and for other good and valuable consideration,

We, Robert P. Cain, Jr. and wife, Maryanne Boillin Cain

have bargained and sold, and by these presents do transfer and convey unto the said Harvel W. Williams, Jr. and wife, Julia J. Williams

their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Lot No. 102 on the Plan of Oak Hill Valley, of record in Book 1835, pages 15-16, Register's Office for said County, described as follows:

Beginning at a point in the north margin of Van Leer Drive at the corner of Lots Nos. 102 and 103; thence with the line between said lots northerly 306.50 feet to a point, being the rear common corner of said Lots Nos. 102 and 103; thence easterly 94.28 feet to a point; thence with the line between Lots Nos. 102 and 98 easterly 52 feet to a point; thence with the line between lots Nos. 101 and 102, southerly 317.29 feet to a point in the north margin of Van Leer Drive; thence with the margin of the same westerly 145 feet to the beginning.

Being the same property conveyed to Robert P. Cain, Jr. and wife, Maryanne Boillin Cain by deed from Dan B. Yearwood and wife, Edith D. Yearwood, of record in Book 1975, page 149, 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 Harvel W. Williams, Jr. and wife, Julia J. Williams their heirs and assigns, forever.

And we do covenant with the said Harvel W. Williams, Jr. and wife, Julia J. Williams 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 as of record and 1961 State and County Taxes, which have been pro-rated and assumed by said purchasers.

And we, Robert P. Cain, Jr. and wife, Maryanne Boillin Cain do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Harvel W. Williams, Jr. and wife, Julia J. Williams, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 10th day of March, 1961

Robert P. Cain, Jr.

X Maryanne Boillin Cain

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