BK 3218

WARRANTY DEED THIS FORM FURNISHED BY [illegible] TITLE CO.

For and in consideration of the sum of Eleven Thousand Three Hundred Fifty and No/100 -($11,350.00) **DOLLARS**

Cash in hand paid by Ronald Lee Oakes and wife, Janice Lee Oakes, the receipt of which is hereby acknowledged, we,

Horace D. Blanton and wife, Betty P. Blanton,

have bargained and sold, and by these presents do transfer and convey unto the said Ronald Lee Oakes and wife, Janice Lee Oakes, 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. 181 on the Map of Maplecrest as of record in Book 1835, pages 27 and 28, Register's Office for said County, and amended by instrument of record in Book 2028, page 194, Register's Office for said County.

Beginning at a point in the northerly margin of Maplecrest Drive, at the corner of Lots 180 and 181; thence with the margin of said Drive, southwesterly 119.89 feet to a concrete monument at the beginning of a curve; thence around said curve northwesterly 31.42 feet to a concrete monument in the margin of said Drive, northwesterly 79.2 feet to a concrete monument; thence continuing with the margin of said Drive, northwesterly 46.31 feet to the corner of Lots 181 and 182; thence with the line between said lots, northeasterly 181.7 feet to the common corner of Lots 180 and 181, and 182; thence with the line between Lots 180 and 181, southeasterly 207.9 feet to the beginning.

Being the same property conveyed to Horace D. Blanton and wife, Betty P. Blanton, by deed from Henry W. Erickson and wife, Una E. Erickson, of record in Book 2904, page 621, 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 Ronald Lee Oakes and wife, Janice Lee Oakes, their **heirs and assigns, forever.**

And we **do covenant with the said** Ronald Lee Oakes and wife, Janice Lee Oakes 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, Horace D. Blanton and wife, Betty P. Blanton, **do further covenant and bind** ourselves, our **heirs and representatives, to warrant and forever defend the title to the said land to the said** Ronald Lee Oakes and wife, Janice Lee Oakes, their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hand** s **this** 10th **day of** April, 1961.

Horace D. Blanton

Betty P. Blanton

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