K 3220

For and in consideration of the sum of $10.00 -
- - - - - - - - - - - - - - TEN AND NO/100 - DOLLARS

cash in hand paid by Sam Culp and wife, Louise W. Culp,

hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, we, the said Andrew Ewing, Trustee, acting pursuant to the powers conferred upon me by a certain deed of record in Book 3184, page 376, Register's Office for Davidson County, Tennessee, reference being made to said deed for the powers therein conferred upon me, hereinafter referred to as the GRANTORS have bargained and sold, and by these presents do transfer and convey unto the said GRANTEES, 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. 4 on the Revision of Lots Nos. 1 through 8 on the Plan of Chickering Valley, as of record in Book 2854, page 58, Register's Office for said County.
Said Lot No. 4 fronts 219 feet on the southwesterly side of Chickering Lane, and runs back 197 feet on the southeasterly line and 212 feet on the northerly line, to a dead line in the rear, which is a broken line, on which it measures 243 feet.
Being the same property conveyed to Andrew Ewing, Trustee, with full power, by deed from James B. Turner, Trustee, as of record in Book 3184, page 376, said Register's Office.

This conveyance is made subject to restrictions of record in Book 2542, page 25, Register's Office for Davidson County, Tennessee, recorded July 11, 1956, and the recorded plan which shows an Owner's Certificate, a 100-foot set-back line from Chickering Lane, a 50-foot set-back line from each side line and a 10-foot easement for public utilities along the rear of the lot.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. And we do covenant with the said GRANTEES 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, unless otherwise herein set out. 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 GRANTEES, their heirs and assigns against the lawful claims of all persons, whomsoever, insofar as I, as Trustee, am authorized so to do, but not otherwise.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 6th day of April, 1961.

Andrew Ewing, Trustee
Andrew Ewing, Trustee

STATE OF TENNESSEE }
DAVIDSON COUNTY }

Personally appeared before me, Betty Sanders, a Notary Public in and for said County and State, the within named Andrew Ewing, Trustee,

the bargainors, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee,

this 6th day of April, 1961.

Commission expires 11-26-63 Betty Sanders Notary Public.

Warranty Deed

FROM

ANDREW EWING, TRUSTEE

35154

TO

SAM CULP AND WIFE,

LOUISE W. CULP

[illegible]

Form 1001

STATE TAX $ ____
PROBATE .50
TOTAL $ ____

APR 19 1961

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

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