K 3220

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

WARRANTY DEED

For and in consideration of the sum of ----------

Ten and no/100----------($10.00)---------- DOLLARS

Cash in hand paid and other good and valuable considerations the receipt of which is hereby acknowledged,

We, Ralph J. Claud and wife, Doris R. Claud have bargained and sold, and by these presents do transfer and convey unto the said Carroll Hatcher and wife, Myrtle C. Hatcher 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. 75 on the Plan of Henderson Gardens, Section I, as of record in Book 2900, page 75, Register's Office for said County.

Said Lot No. 75 fronts 75 feet on the southerly side of Guest Drive and runs back 188.6 feet on the westerly line and 191.1 feet on the easterly line to a broken line in the rear, on which it measures 74.95 feet.

Being the same property conveyed to Ralph J. Claud and wife, Doris R. Claud, by deed from Riverwood Homes, Incorporated, as of record in Deed Book 3100, page 519, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants, easements and set-back lines as shown of record.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Carroll Hatcher and wife, Myrtle C. Hatcher. their heirs and assigns, forever.

And we do covenant with the said Carroll Hatcher and wife, Myrtle C. Hatcher 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 the year 1961.

And we, Ralph J. Claud and wife, Doris R. Claud do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Carroll Hatcher and wife, Myrtle C. Hatcher their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 22nd day of March, 19 61

Ralph J. Claud

Doris R. Claud

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Lindley Murray Jr., a Notary Public in and for said County and State, the within named Ralph J. Claud and wife, Doris R. Claud

with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 22nd day of March, 19 61

My commission expires October 27, 1962

Notary Public

G 281