K 3222

WARRANTY DEED

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of Ten and 00/100 ($10.00) Dollars and other good and valuable considerations paid to Andrew Ewing, Trustee, in cash by William L. Dunn, Jr. and wife, Tennie B. Dunn, receipt ~~WHEREOF~~ of which is hereby acknowledged, I, the said Andrew Ewing, Trustee, acting pursuant to the powers as set forth in a certain deed of record in Book 2862, page 574, and in that instrument of record in Book 3164, page 75, Register's Office for Davidson County, Tennessee, to which reference is made for the powers therein conferred upon me,

have bargained and sold, and by these presents do transfer and convey unto the said William L. Dunn, Jr. and wife, Tennie B. Dunn, 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. 400 on the Plan of Caldwell Hall, Section IV, of record in Book 3106, page 1, Register's Office for said County.

Said Lot fronts 89.55 feet on the southerly side of Garrett Drive and extends back 144.0 feet on the easterly line and 145.6 feet on the westerly line to a dead line measuring 85.05 feet thereon.

Being part of the property conveyed to Ferriss C. Bailey, Trustee, by deed from Rogers Caldwell, et al, Trustees, as of record in Book 2862, page 574, up to December 5, 1960, and since this time title is in Elmer D. Davies, Jr. and Andrew Ewing, as Substitute Trustees, under an instrument of record in Book 3164, page 75, and said instrument further provides that either may execute any conveyance in connection therewith. Said instruments being recorded in Register's Office for Davidson County, Tenn.

The above conveyance is expressly subject to the following:

1. Restrictions recorded prior to February 15, 1950, in Book 1788, page 108, and restrictions recorded January 30, 1961, in Book 3179, page 587, Register's Office for Davidson County, Tenn.

2. The recorded plan shows an Owner's Certificate, a 30-foot setback line from Garrett Drive, a 10-foot easement for public utilities along the southerly rear line and an easement 5-feet wide along the west side line of the lot for underground telephone cables and wires.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said William L. Dunn, Jr. and wife, Tennie B. Dunn, their heirs and assigns, forever.

And I do covenant with the said William L. Dunn, Jr. and wife, Tennie B. Dunn that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And I, Andrew Ewing, Trustee do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said William L. Dunn, Jr. and wife, Tennie B. Dunn, 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.

Witness my hand this 11th day of April, 1961

Andrew Ewing
Trustee

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