BK 3223

TENNESSEE TITLE COMPANY

For and in consideration of the sum of $10.00

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

cash in hand paid by JOHN AROLD WRIGHT AND WIFE, BETTY EVELYN WRIGHT

hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, we,

AGNES HOWS ARCHEY, a widow,

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 in the 9th Civil District of said County, described according to a survey made by Geo. W. Watkins, Surveyor, dated May 2, 1961, as follows:
BEGINNING at a point in the centerline of Hooten Hows Road, said point being 916 feet southwest from a railroad spike set at the intersection of the centerline of said Road, withTenn. State Highway No. 1; thence leaving said Hooten Hows Road, North 35° West 581 feet to an iron pin; thence South 55° West 150 feet to a point; thence South 35° East 581 feet to a railroad spike in the centerline of Hooten Hows Road; thence with the centerline of the same, North 55° East 150 feet to the point of beginning.
Being part of the property devised to Agnes Hows Archey, as devisee under the will of B. M. Hows, deceased, as of record in Will Book 51, page 484, County Court Clerk's Office for said County.

This property is conveyed subject to the following covenant and condition: "Any house or houses built on the above described property shall have a minimum of 1300 square feet of floor space per house."

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 said title to said land to the said GRANTEES, their heirs and assigns against the lawful claims of all persons, whomsoever.

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 12th day of May, 19 61

Agnes Howe Archey
Agnes Hows Archey

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, B. W. Howard, a Notary Public in and for said County and State, the within named Agnes Hows Archey, a widow, the bargainors, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 12th day of May, 19 61

Commission expires October 28, 1963

B. W. Howard
B. W. Howard Notary Public.

Warranty Deed

From AGNES HOWS ARCHEY, a widow

To JOHN AROLD WRIGHT, ET UX.

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 12 MAY A.D. 1961
Noted in Book ___ Page ___
Recorded in Book ___ Page ___
Recording Fee $2.00
JAMES P. WILSON, Register
By ___ D.R.

FATHER FOR 11 FEET, FIELD CO. BOX
REGISTERS OFFICE

Published by TENNESSEE TITLE COMPANY

LAWYER ... INSURANCE

PG 287