BK 3226

WARRANTY DEED Form 1001 Published by Tennessee Title Company

For and in consideration of the sum of $ 5,000.00 - - - -

- - - - - - Five Thousand and No /100 - - - - - - - - - - - - - - - - - - DOLLARS

cash in hand paid by Charles H. Vardell and wife, Anita W. Vardell, the receipt of which is hereby acknowledged.

We, R. Loyd Scobey and R. Loyd Scobey, Jr.

have bargained and sold, and by these presents do transfer and convey unto the said

- - - - Charles H. Vardell and wife, Anita W. Vardell, their - - - - - -

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Lot 113, on the Plan of Eastland Acres, Section I, as of record in Book 2133, page 103, Register's Office for said County.
Said lot 113 fronts 134.4 feet on the westerly side of Newhall Drive and runs back 280.1 feet on the northerly line and 285.5 feet on the southerly line, to a dead line on which it measures 164 feet.
Being the same property conveyed to R. Loyd Scobey and R. Loyd Scobey, Jr., by deed from Southern Homesites, Inc., of record in Book 2341, page 530, said Register's Office.

This conveyance is made subject to the following:
Restrictions filed for record July 9, 1954, in Book 2284, page 612.

The recorded plan shows an Owner's Certificate, an 85 foot setback line from Newhall Drive, a 10 foot easement for utilities along the westerly or rear line, and an easement 2½x20 feet, fronting 2.5 feet on Newhall Drive at both front corners 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 Charles H. Vardell and wife, Anita W. Vardell, their

heirs and assigns, forever.

And we do covenant with the said Charles H. Vardell and wife, Anita W. Vardell

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 as of June 1, 1961 and assumed by the buyers.
And we, R. Loyd Scobey and R. Loyd Scobey, Jr.
do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Charles H. Vardell and wife, Anita W. Vardell, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this day of 26 May, 1961.

R. Loyd Scobey

R. Loyd Scobey, Jr.

STATE OF TENNESSEE
Davidson County

Personally appeared before me Frankie Wilkes, a Notary Public in and for said County and State, the within named R. Loyd Scobey and R. Loyd Scobey, Jr.

the bargainor, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 29 day of May, 1961.

My Commission Expires 7-24-62

Frankie Wilkes
Notary Public

REV. OFF.

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