BK 3226

WARRANTY DEED

For and consideration of the sum of Thirty Thousand ($30,000.00) Dollars, cash, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, William B. Cambron and wife, Dean S. Cambron, have bargained and sold, and by these presents do transfer and convey unto the said Marion A. Hooper and wife, Elizabeth Ann Hooper, 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. 496 on the Plan of Hillsboro Park, Sec. VIII, as of record in Book 2663, page 96, Register's Office for said County. Said Lot No. 496 fronts 208.9 feet on the north side of Melbourne Drive, and extends back 210.5 feet on the east line and 202 feet on the west line to a dead line in the rear on which it measures 246.9 feet.
> Being the same property conveyed to William B.Cambron and wife, Dean S. Cambron, by deed from Hillsboro Park, Inc., as of record in Book 2901, page 17, said Register's Office.
>
> This conveyance is made subject to Restrictive Covenants of record in Book 2435, page 237, as amended in Book 2603, page 444, and made applicable to the land herein conveyed by an instrument of record in Book 2855, page 475, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel or land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heris 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, except for taxes for the current year which have been prorated and assumed by the said Grantees. And we, William B. Cambron and wife, Dean S. Cambron, do further covenant and bind our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs and

PG 528