K 3248

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of Ten and no/100ths
($10.00) DOLLARS,
cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

We/ Howard E. Pitts and wife, Jo Ann Pitts/ have bargained and sold, and by these presents do transfer and convey unto the said James A. Holder and wife, Shirley L. Holder heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Lot No. 80 on the Plan of Battlewood, Section One, as of record in Book 1835, page 31, Register's Office for said County.

Said Lot No. 80 fronts 72.06 feet on the south side of Dover Road, and runs back between lines, 276.63 feet on the east line and 230.16 feet on the west line, to a dead line in the rear, measuring 112 feet thereon.

Being the same property conveyed to Howard E. Pitts and wife, Jo Ann Pitts by deed from A. D. Hewlett and wife, Frances H. Hewlett, of record in Book 2041, page 420, said Register's Office.

This conveyance is made subject to certain restrictive covenants of record in Book 1494, page 513, restrictive covenants and easements of record in Book 1911, page 67, and to set-back lines, easements and conditions shown on the Plan of record in Book 1835, page 31, of the Register's Office of Davidson County, Tennessee, and to taxes for 1961, which have been pro-rated, and assumed by the grantees.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said James A. Holder and wife, Shirley L. Holder, their heirs and assigns, forever.

And we do covenant with the said James A. Holder and wife, Shirley L. Holder 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 as above provided.

And we, Howard E. Pitts and wife, Jo Ann Pitts do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said James A. Holder and wife, Shirley L. Holder, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 15 day of June 1961.

Howard E. Pitts

Jo Ann Pitts

G 349