K 3253

WARRANTY DEED

For and in consideration of the sum of sixteen thousand eight hundred fifty and no/100----------($16,850.00)---------- *DOLLARS* cash in hand paid by James W. Taylor and wife, Mary Louise Taylor, the receipt of which is hereby acknowledged,

we, John B. Turner and wife, Lois P. Turner

have bargained and sold, and by these presents do transfer and convey unto the said James W. Taylor and wife, Mary Louise Taylor, their

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

Being Lot No. 88 on the Map of Glencliff Estates, Section Two, as of record in Book 1130, pages 77 and 78, Register's Office for said County.
Said Lot No. 88 fronts 100 feet on the northerly side of Currey Road and runs back 345.9 feet on the easterly line and 349.9 feet on the westerly line, to a dead line in the rear, measuring 148.4 feet thereon.
Being the same real property conveyed to John B. Turner and wife, Lois P. Turner, by deed from Sam M. Rogers, dated February 23, 1959, filed June 4, 1959, and recorded in Book 2909, page 284, said Register's Office.
This conveyance is made subject to a 10-foot utility easement along rear line of premises and 80-foot building setback line from Currey Road, as shown on plan of record in Book 1130, pages 77 and 78, said Register's Office and to restrictive covenants contained in an instrument executed by Glencliff Estates, Inc., recorded in Book 1300, page 290, and placed upon the premises by an instrument recorded in Book 1373, page 61, said Register's Office.

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 W. Taylor and wife, Mary Louise Taylor, their *heirs and assigns, forever.*

And we *do covenant with the said* James W. Taylor and wife, Mary Louise Taylor *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 year 1961 which are prorated and assumed by the grantee.

And we, John B. Turner and wife, Lois P. Turner *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 W. Taylor and wife, Mary Louise Taylor, their *heirs and assigns against the lawful claims of all persons, whomsoever.*
Witness our *hand* s *this* 19th *day of* July, *19*61, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

John B Turner

Lois P Turner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, E B Walton, *a Notary Public in and for said County and State,* John B. Turner and wife, Lois P. Turner

the within named bargainor s, *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* 19 *day of* July, *19*61

E B Walton *Notary Public*

Commission expires Apr 21-1965

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