BK 3254

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WARRANTY DEED

For and in consideration of the sum of ($10.00)
- - - - - - - - - - - - - TEN AND NO/100 - *DOLLARS*
cash in hand paid and other good and valuable considerations, paid by the grantees, the receipt of which is hereby acknowledged, and the assumption by the grantees herein, of an unpaid principal balance of $ 8,950.00 of an original note dated May 23, 1960, in the amount of $11,000.00, which note is secured by a Deed of Trust executed by Kelly B. Potter and wife, to Louis R. Link, Trustee, of record in book 3088, page 415, Register's Office for Davidson County, Tennessee.

We, C. A. McDaniel, Jr., and wife, Mary G. McDaniel

have bargained and sold, and by these presents do transfer and convey unto the said Doris S. Allison, her

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

Land in Davidson County, Tennessee, being Lot No. 57, Harlin Meadows, Section 4, as of record in Book 3133, pages 66 and 67, Register's Office for said County.

Said Lot No. 57 fronts 130.1 feet on the southwesterly side of Berwick Trail and runs back between lines 429 feet to the northwesterly line and 345.4 feet on the southeasterly line to a line in the rear on which it measures 152 feet.

Being the same property conveyed to C. A. McDaniel, Jr., and wife, Mary G. McDaniel, by deed from Kelly B. Potter and wife, dated September 1, 1960, filed September 7, 1960, and recorded in Book 3129, page 303, said Register's Office.

This conveyance is made subject to restrictions of record in Book 2204, page 339, and in book 2198, page 35, Register's Office for Davidson County, Tennessee, and ten-foot easement for public utility purposes along rear and part of the northerly lines of premises, anchor easement at southeast corner, 30-foot building setback line from Berwick Trail and conditions of owners certificate, as shown on plan of record in book 3133, pages 66 and 67, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Doris S. Allison, her

heirs and assigns, forever.

And we *do covenant with the said* Doris S. Allison

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 set out and for the 1961 State and County taxes, which have been pro-rated and assumed by the grantee herein.

And we, C. A. McDaniel, Jr., and wife, Mary G. McDaniel

do further covenant and bind ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Doris S. Allison, her

heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s *this* 24th *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.*~~

C. A. McDaniel, Jr.

Mary G. McDaniel

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Hugh J. Bradley, *a Notary Public in and for said County and State,* C. A. McDaniel, Jr., and Mary G. McDaniel *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* 24th *day of* July, *19* 61.

Hugh J. Bradley *Notary Public*

NOTARY PUBLIC

Commission expires April 23, 1963

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