K 3254

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,

We, Virgil D. Tisdale and wife, Erma Ruth Tisdale

have bargained and sold, and by these presents do transfer and convey unto the said Thomas F. Chambliss, III, and wife, Ruth G. Chambliss, their

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. 52 on the Plan of Pleasant Hill, as of record in Book 2900, page 69, Register's Office for said County, described as follows: Beginning on the northern margin of Cunniff Park Way at the corner of Lots Nos. 52 and 53; thence with the line between said two lots, northerly 208.2 feet to the corner of Lots Nos. 52, 53 and 54; thence with the line between Lots Nos. 52 and 54, westerly 211.6 feet to the easterly margin of Connie Drive; thence with the same, southerly 165 feet to the beginning of a curve; thence around said curve, having a radius of 25 feet, southeasterly 38.16 feet to the northerly margin of Cunniff Park Way; thence with the same, easterly 186 feet to the beginning.

Being part of the real property conveyed to Virgil D. Tisdale and wife, Erma Ruth Tisdale, by deed from [illegible] Cunniff, et al, dated March 3, 1960, filed March 1, 1961, and recorded in book 3183, page 377, said Register's Office.

This conveyance is made subject to restrictions of record in book 3029, page 49, Register's Office for Davidson County, Tennessee, and ten-foot easement for public utilities along southerly line of premises, anchor easement at the northwest corner and southeast corner of premises, 50-foot building setback line from Connie Drive and Cunniff Park Way, and conditions of owners certificate, as shown on plan of record in book 2900, page 69, 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 Thomas F. Chambliss, III, and wife, Ruth G. Chambliss, their

heirs and assigns, forever.

And we *do covenant with the said* Thomas F. Chambliss, III, and wife, Ruth G. Chambliss *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.*

And we, Virgil D. Tisdale and wife, Erma Ruth Tisdale *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Thomas F. Chambliss, III, and wife, Ruth G. Chambliss, their *heirs and assigns against the lawful claims of all persons, whomsoever.*

Witness our *hand* s *this* 14th *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.~~

Virgil D. Tisdale

Erma Ruth Tisdale

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Hugh J. Bradley *a Notary Public in and for said County and State,* Virgil D. Tisdale and Erma Ruth Tisdale *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* 14th *day of* July, *19* 61.

Hugh J. Bradley *Notary Public*

Commission expires April 23, 1963.