BK 3255

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of Ten and No/100 ----------
----------($10.00) ----------**DOLLARS**
Cash in hand paid by Edward C. Clymer and wife, Anne R. Clymer, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, we,

S. Briggs Burkhalter and wife, Jean E. Burkhalter

_____ **have bargained and sold, and by these presents do transfer and convey unto the said** Edward C. Clymer and wife, Anne R. Clymer

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. 213 on the Map of Burchwood Gardens Subdivision, Section II, as of record in Book 2900, page 66, Register's Office for said County.

Beginning at a point in the easterly margin of Stratford Avenue at the corner of Lots Nos. 213 and 214; thence with the line between said lots eastwardly 133.42 feet to a point; thence northwardly 145 feet to a point in the southerly margin of Marsden Avenue; thence with same westwardly 97.09 feet to the beginning of a curve; thence around said curve in a southwesterly direction 39.18 feet to a point in the easterly margin of Stratford Avenue; thence with same southwardly 105 feet to the point of beginning.

Being a part of the same property conveyed to S. Briggs Burkhalter and wife, Jean E. Burkhalter, by deed from Suburban Properties, Inc., of record in Book 3033, page 334, said Register's Office.

This conveyance is made subject to all restrictive covenants, easements and set back lines that are applicable to the above described property.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Edward C. Clymer and wife, Anne R. Clymer
their **heirs and assigns, forever.**

And we **do covenant with the said** Edward C. Clymer and wife, Anne R. Clymer
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 1961 taxes which have been prorated and are hereby assumed by the purchasers.

And we, S. Briggs Burkhalter and wife, Jean E. Burkhalter
do further covenant and bind ourselves, our **heirs and representatives, to warrant and forever defend the title to the said land to the said** Edward C. Clymer and wife, Anne R. Clymer
their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hand** s **this** 4th **day of** August, 19 61

S. Briggs Burkhalter

Jean E. Burkhalter

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