K 3256

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of $13,500.00

Thirteen Thousand, Five Hundred and no/100 DOLLARS

Cash in hand paid by William J. Bryan and wife, Katherine B. Bryan, the receipt of which is hereby acknowledged, we, J. Douglas Wright and J. Douglas Wright, Jr.

have bargained and sold, and by these presents do transfer and convey unto the said William J. Bryan and wife, Katherine B. Bryan their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in the 8th Civil District of Davidson County, Tennessee, being Lot No. 713 on the Map of Charlotte Park, Section XII, as of record in Book 2900, pages 127 and 128, Register's Office for said County, more particularly described as follows:

Said Lot No. 713 fronts 71.0 feet on the northeasterly side of Premier Drive and extends back 153.3 feet on the northwesterly line and 144.7 feet on the southeasterly line, to a line in the rear on which it measures 72.0 feet.

Being a part of the property conveyed to J. Douglas Wright and J. Douglas Wright, Jr., tenants in common, by deed from Consolidated Developments, Inc., of record in Book 3162, page 304, 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 William J. Bryan and wife, Katherine B. Bryan their heirs and assigns, forever.

And we do covenant with the said William J. Bryan and wife, Katherine B. Bryan 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, J. Douglas Wright and J. Douglas Wright, Jr. do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said William J. Bryan and wife, Katherine B. Bryan their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 14th day of August, 19 61

J Douglas Wright

J Douglas Wright Jr.

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