K 3277

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 and other good and valuable considerations, the receipt of all 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 George H. Craddock and wife, Pattie R. Craddock

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. 300 on the Plan of Charlotte Park Subdivision, Section X, as of record in Book 2900, page 78, Register's Office for Davidson County, Tennessee.

Said Lot No. 300 fronts 70.0 feet on the southeasterly side of Sunliner Drive, and extends back 245.5 feet on the southwesterly line, and 216.8 feet on the northeasterly line, to a broken line in the rear on which it measures a total of 90.0 feet.

Being a part of the same property conveyed to J. Douglas Wright and J. Douglas Wright, Jr., by deed from Consolidated Developments, Inc., of record in Book 3034, page 544, 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 George H. Craddock and wife, Pattie R. Craddock their **heirs and assigns, forever.**

And we **do covenant with the said** George H. Craddock and wife, Pattie R. Craddock **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** George H. Craddock and wife, Pattie R. Craddock their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hands this** 16th **day of** August, 1961

J. Douglas Wright

J. Douglas Wright, Jr.

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