BK 3280

TENNESSEE TITLE COMPANY

For and in consideration of the sum of TEN AND 00/100 ($10.00)---------- DOLLARS

cash in hand paid by R. Ronald Chancey and wife, Betty C. Chancey,

hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, we, Charles B. Buchanan and wife, Bessie M. Buchanan,

hereinafter referred to as the GRANTORS have bargained and sold, and by these presents do transfer and convey unto the said GRANTEES, 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. 75 on the Plan of Bonnie Brae, Sec. III, as of record in Book 2854, page 61, Register's Office for said County.

Said Lot No. 75 fronts 100 feet on the east side of South Summerfield Drive, and runs back 309.6 feet on the south line and 324.5 feet on the north line, to a dead line in the rear on which it measures 172.8 feet.

Being part of the property conveyed to Charles B. Buchanan and wife, Bessie M. Buchanan, by deed from Eva Scott Deal, et al, of record in Book 2042, page 97, said Register's Office.

This conveyance is made subject to the restrictive covenants of record in Book 2929, page 129, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. And we do covenant with the said GRANTEES 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, unless otherwise herein set out. And we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 11 day of September, 1961.

X Charles B. Buchanan

X Bessie M. Buchanan

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, A. S. Hofstetter, a Notary Public in and for said County and State, the within named Charles B. Buchanan and wife, Bessie M. Buchanan,

the bargainors, 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 11th day of September, 1961.

Commission expires Jan 22, 1964

A. S. Hofstetter
Notary Public.

TENNESSEE TITLE COMPANY

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 15 day of SEP A.D. 1961 at 9:44 o'clock A M.
Noted in Book ____ Page ____
Recorded in Book 2926 Page 226
Recording Fee $2.00
JAMES P. WILSON, Register
By [illegible]

Published by
TENNESSEE TITLE COMPANY

HOFSTETTER & HOFSTETTER, ATTYS.

Warranty Deed

FROM 58597

CHARLES B. BUCHANAN, ET UX

To

R. RONALD CHANCEY, ET UX

PG 589