BK 3280

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 paid,

We, H. A. SWIFT and J. W. DORRIS, have bargained and sold, and by these presents do transfer and convey unto the said W. S. REECE and wife, BETTY REECE, and their assigns for and during their natural lives, and to V. L. REECE, ~~his heirs and assigns, the remainder in fee simple in~~ and to ~~his heirs and assigns~~, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Lot No. 15 on the Plan of Mansker Heights, Goodlettsville, Tennessee, as of record in Book 2900, page 10, Register's Office for said County.

Said Lot No. 15 fronts 146.89 feet on the westerly side of Fannin Drive and runs back around a curved line and the northerly line along Swift Drive a total of 173.80 feet and on the southerly line 340.4 feet to a line on Lot No. 14 on which it measures 346.3 feet thereon.

Being the same property conveyed to H. A. Swift and J. W. Dorris by deed from Bobby R. Craig and wife, Kay F. Craig, of record in Book 3279, Page 509, Register's Office for said County.

Said premises are conveyed subject to: 1961 taxes which have been pro-rated and will be paid by the grantors; Restrictions and easements of record in Book 2925, Page 111, said Register's Office; and in Book 2900, Page 10, 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 W. S. Reece & wife, Betty Reece, their assigns, for and during their natural lives, & to V. L. Reece, his heirs and ~~assigns of hers and assigns~~, the remainder in fee simple, forever.

And we do covenant with the said W. S. Reece and wife, Betty Reece, and V. L. Reece 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 as stated herein.

And we, H. A. Swift and J. W. Dorris, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said W. S. Reece and wife, Betty Reece, and V. L. Reece, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 12th day of September, 19 61

H. A. Swift

J. W. Dorris

PG 635