BK 3283

WARRANTY DEED TOM S. COLEMAN, FORM

For and in consideration of the sum of Ten and no/100 ($ 10.00) DOLLARS, cash in hand paid to the seller by the purchaser the receipt of which is hereby acknowledged and in addition this conveyance is made subject to an indebtedness secured by a written lien of record in Book 1737, page 199, Book ____, page ____, Register's Office for Davidson County, Tennessee.

* and other good and valuable considerations

E. C. Barnett and wife, Beatrice Barnett,

hereinafter called the Seller, has bargained and sold, and by these presents does transfer and convey unto Donald R. Schrock and wife, Doris Baker Schrock

hereinafter called the Buyer, his heirs, successors 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. 145 on the Map of Miro Meadows, as of record in Book 1424, pages 94 and 95, Register's Office for said County.

Said Lot No. 145 fronts 55 feet on the northerly side of Aladdin Drive and runs back between lines, 147.1 feet on the westerly line, and 170.9 feet on the easterly line, to a dead line in the rear, on which it measures 115 feet.

Being the same property conveyed to E. C. Barnett and wife, Beatrice Barnett, by deed from A. D. Hewlett and wife, Frances H. Hewlett, of record in Book 2155, page 111, said Register's Office.

This conveyance is made subject to restrictive covenants and easements of record in the Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Buyer, his heirs, successors, and assigns, forever.

And the Seller covenants with the said Buyer that he is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered. Except as aforesaid in the consideration clause and for the current year's land taxes.

And the Seller covenants and binds himself, his heirs, successors and representatives, to warrant and forever defend the title to the said land to the said Buyer, his heirs, successors and assigns against the lawful claims of all persons whomsoever.

The word "Seller" when used, is meant to include the Grantor or Grantors named in the conveying clause of this deed.

The word "Buyer" when used, is meant to include the Grantee or Grantees named in the conveying clause of this deed.

Whatever gender used shall be construed to mean any Gender.

Witness our hand S this 27th day of September, 19 61.

E. C. Barnett

Beatrice Barnett

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, D. L. Waller, a Notary Public in and for the State and County aforesaid, personally appeared the within named E. C. Barnett and wife, Beatrice Barnett, the bargainor(s), with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my official seal at Nashville, Tennessee, this the 27th day of September, 1961.

D. L. Waller
Notary Public

My Commission Expires May 11, 1965

Filed for record this 27th day of September, 1961 at 1:19 P.M.
Recorded in Book 3283 Page 179

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