BK 3284

WARRANTY DEED

For and in consideration of the sum of ($10.00) - - - - - - - - - - - - - - TEN AND NO/100 - - - - - - - - - - - - - - - - *DOLLARS*

cash in hand paid and other good and valuable considerations, paid by the grantees, the receipt of which is hereby acknowledged,

We, Johnnie O. Doyle and wife, Lillian A. Doyle

have bargained and sold, and by these presents do transfer and convey unto the said Lester F. Gore and wife, Nina Ruth Gore, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:*

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Four Acres, as of record in book 2330, page 17, Register's Office for said County, and described as follows:
Beginning at a point on the northerly margin of Lebanon Pike at the corner of Lots 1 and 2; thence with the line between said lots, northerly 285.6 feet to a point; thence easterly 211.5 feet to the westerly margin of Cottage Lane; thence with the margin of the same, southerly 256.8 feet to the beginning of a curve; thence around said curve, southwesterly 25.7 feet to the north margin of Lebanon Pike; thence with the margin of the same westerly 100 feet to the point of beginning.
Being the same real property conveyed to Johnnie O. Doyle and wife, Lillian A. Doyle, by deed from Tom F. Jones and wife, dated June 24, 1955, filed June 28, 1955, and recorded in book 2438, page 333, said Register's Office.

This conveyance is made subject to ten- foot easement for public utilities along northerly line of premises, anchor easement at southwest corner, 125-foot building setback line from Lebanon Pike, 40-foot building setback line from Cottage Lane, and conditions of owners certificate, as shown on plan of record in book 2330, page 17, 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 Lester F. Gore and wife, Nina Ruth Gore, their *heirs and assigns, forever.*

And we *do covenant with the said* Lester F. Gore and wife, Nina Ruth Gore *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 for the 1961 State and County taxes, which have been pro-rated and assumed by the grantees herein.

And we, Johnnie O. Doyle and wife, Lillian A. Doyle, *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Lester F. Gore and wife, Nina Ruth Gore, their *heirs and assigns against the lawful claims of all persons, whomsoever.*

Witness our *hand* s *this* 9th *day of* October, *19* 61.

Johnnie O Doyle

Lillian A Doyle

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Hugh J. Bradley, *a Notary Public in and for said County and State,* Johnnie O. Doyle and Lillian A. Doyle, *the within named bargainer* s, *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* 9th *day of* October, *19* 61.

Hugh J. Bradley *Notary Public*

Commission expires April 23, 1963.

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