BK 3284

Book 3284 Page 409

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of ($3,950.00)
Three Thousand Nine Hundred Fifty and No/100 - - - - - - - - DOLLARS
Cash in hand paid by
PHILIP JOSEPH O'BRIEN, III AND WIFE, MARION SMITH O'BRIEN,
the receipt of which is hereby acknowledged,
I, Thomas C. Summers,
have bargained and sold, and by these presents do transfer and convey unto the said
Philip Joseph O'Brien, III and wife, Marion Smith O'Brien,
their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in the 6th Civil District of Davidson County, Tennessee, being Lot No. 221 on the Plan of Haileywood Estates, Section 8-A, of record in Book 2854, page 82, Register's Office for said County, more particularly described as follows:

Said Lot No. 221 fronts 86.0 feet on the southeasterly side of Anchorage Drive, and extends back 388.9 feet on the northeasterly line and 336.0 feet on the southwesterly line, to a broken line in the rear on which it measures 210.0 feet.

Being part of the property conveyed to Thomas C. Summers, by deed from Louise Oakley Hailey, of record in Book 2451, page 518, Register's Office for Davidson County, Tennessee.

This conveyance is subject to easements of record in Book 2854, page 82, and to restrictions of record in Book 3000, page 334, both Register's Office for Davidson County, Tennessee.

Charlotte H. Summers, wife of Thomas C. Summers, joins in this deed for the purpose of conveying her dower, homestead, and all other rights she has in and to said property herein conveyed.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Philip Joseph O'Brien, III and wife, Marion Smith O'Brien, their heirs and assigns, forever.

And I do covenant with the said Philip Joseph O'Brien, III, and wife, Marion Smith O'Brien that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And we, Thomas C. Summers and wife, Charlotte H. Summers, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Philip Joseph O'Brien, III, and wife, Marion Smith O'Brien, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 12th day of October, 1961

Thomas C. Summers

Charlotte H. Summers

PG 409