BK 3284

Page

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of $16,950.00

Sixteen Thousand, Nine Hundred Fifty and No/100 DOLLARS

Cash in hand paid by William F. Kohl and wife, Mary Lee Kohl, the receipt of which is hereby acknowledged, we,

J. DOUGLAS WRIGHT AND J. DOUGLAS WRIGHT, JR.

have bargained and sold, and by these presents do transfer and convey unto the said William F. Kohl and wife, Mary Lee Kohl

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. 699 on the Map of Charlotte Park Subdivision, Section 8, as of record in Book 2900, page 45, Register's Office for Davidson County, Tennessee.

Said Lot No. 699 fronts 76.0 feet on the easterly side of Grosse Point Court and extends back 279.4 feet on the northerly line and 194.5 feet on the southerly line, to a dead line in the rear, on which it measures 157.0 feet.

Being a part of the property conveyed to J. Douglas Wright and J. Douglas Wright, Jr., tenants in common, by warranty deed from Consolidated Developments, Inc. as of record in Book 2991, page 157, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictive covenants, easements and set back lines that are applicable to the above described property.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said William F. Kohl and wife, Mary Lee Kohl

their heirs and assigns, forever.

And we do covenant with the said William F. Kohl and wife, Mary Lee Kohl

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.

And we, J. Douglas Wright and J. Douglas Wright, Jr.

do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said William F. Kohl and wife, Mary Lee Kohl

their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hands this 11th day of October, 1961

J. Douglas Wright

J. Douglas Wright, Jr.

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