BK 3309

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO

For and in consideration of the sum of Fifteen Thousand, Three Hundred and No/100----------
($15,300.00) DOLLARS

Cash in hand paid by Kenneth W. Cotten and wife, Lois C. Cotten, the receipt of which is hereby acknowledged, Creighton and Brindley Realty Company, a Tennessee Corporation with its principal office and place of business at Nashville, Tennessee.

has ~~have~~ does bargained and sold, and by these presents do transfer and convey unto the said Kenneth W. Cotten and wife, Lois C. Cotten

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. 53 Battery Crest Subdivision, Section I, as of record in Book 2900, page 91, Register's Office for said County, and described as follows:

Said Lot No. 53, fronts 120.6 feet on the easterly side of Milner Street and runs back 251.54 feet on the northerly line and 249.2 feet on the southerly line to a deadline measuring 85.8 feet thereon.

Being a part of the same property conveyed to Creighton and Brindley Realty Company, by deed from C. M. Gooch, as of record in Book 2957, page 633, by deed from Ferriss C. Bailey, Trustee, as of record in Book 3072, page 312; by ~~deed~~ deed from C. M. Gooch, Jr. and wife, as of record in Book 2958, page 41; by deed from Henry F. Ambrose, Jr. and wife, as of record in Book 2957, page 625; and by deed from Margaret Gooch, as of record in Book 2958, page 73, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictive covenants, easements and set-back lines that 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 Kenneth W. Cotten and wife, Lois C. Cotten

their heirs and assigns, forever.

And it does ~~do~~ covenant with the said Kenneth W. Cotten & wife, Lois C. Cotten

that it is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered, ~~except for 1961~~ ~~taxes, which are to be prorated between the parties and assumed by the purchasers~~

And Creighton and Brindley Realty Company

does further covenant and bind itself, its successors ~~heirs~~ and representatives, to warrant and forever defend the title to the said land to the said Kenneth W. Cotten and wife, Lois C. Cotten

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

~~WITNESS~~

In witness whereof Creighton and Brindley Company, a corporation aforesaid, has caused this instrument ~~is~~ to be executed by its duly authorized officers this 7th day of November 1961.

Creighton and Brindley Realty Company

Attest: M. F. Wills

M. F. Wills, Secretary

BY: A. D. Creighton

A. D. Creighton, President

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