K 3309

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO

For and in consideration of the sum of Eleven Thousand Five Hundred Fifty and No/100 ---- ----------($11,550.00) ----------**DOLLARS**

Cash in hand paid by Thomas S. Lawson and wife, Thelma R. Lawson, the receipt of which is hereby acknowledged, we,

M. L. Arnold and wife, Helen S. Arnold

_____ **have bargained and sold, and by these presents do transfer and convey unto the said** Thomas S. Lawson and wife, Thelma R. Lawson

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. 45 on the Plan of Burton Heights Subdivision, as of record in Book 3106, page 19, Register's Office for said County.

Said Lot 45 fronts 125 feet on the northerly margin of New Brick Church Pike and runs back 415.8 feet on the easterly line and 440.6 feet on the westerly line to a dead line in the rear on which it measures 156.5 feet.

Being the same property conveyed to M. L. Arnold and wife, Helen S. Arnold by deed from H. A. Swift et al d/b/a Swift Developers which deed is of record in Book 3248, page 595, 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 Thomas S. Lawson and wife, Thelma R. Lawson their **heirs and assigns, forever.**

And we **do covenant with the said** Thomas S. Lawson and wife, Thelma R. Lawson **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, M. L. Arnold and wife, Helen S. Arnold **do further covenant and bind** ourselves, our **heirs and representatives, to warrant and forever defend the title to the said land to the said** Thomas S. Lawson and wife, Thelma R. Lawson, their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hand** s **this** 7th **day of** November, 19 61

M. L. Arnold

Helen S. Arnold

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