3310

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of $11,950.00

Eleven Thousand, Nine Hundred Fifty and No/100 ---------- **DOLLARS**

Cash in hand paid by Billy B. Barnes and wife, Shirley H. Barnes, the receipt of which is hereby acknowledged,

S & F, INCORPORATED

a Tennessee Corporation with its principal office and place of business at Nashville, Tennessee

has ~~have~~ **bargained and sold, and by these presents do/transfer and convey unto the said** Billy B. Barnes and wife, Shirley H. Barnes

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. 97 on the Plan of Dodson Heights, as of record in Book 2900, page 113, Register's Office for said County, described as follows:

Beginning at a point in the southwesterly margin of Cortez Court, the common front corners of Lots Nos. 97 and 98; thence with said Court, southwestwardly 118.96 feet to a concrete monument at the beginning of a curve having a radius of 25.0 feet; thence around said curve southwestwardly 41.53 feet to a concrete monument in the northerly margin of Panama Drive; thence with said margin of said Drive, ~~100.06~~ feet to a point, the common front corners of Lots Nos. 97 and 131; thence with the line between said lots northwestwardly 110.6 feet to a concrete monument, the common rear corners of Lots Nos. 97, 98 and 131; thence with the line between Lots Nos. 97 and 98, northeastwardly 88.0 feet to a point of beginning.

Being part of the same property conveyed to S & F Inc., a Tennessee Corporation, by deed from Miller G. Kimbrough, Trustee, of record in Book 3185, page 193, Register's Office for said County.

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 Billy B. Barnes and wife, Shirley H. Barnes

their **heirs and assigns, forever.**

And it does ~~do~~ **covenant with the said** Billy B. Barnes and wife, Shirley H. Barnes

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.**

And S & F, INCORPORATED

~~its~~ successors

do/further covenant and bind itself, its ~~heirs~~ **and representatives, to warrant and forever defend the title to the said land to the said** Billy B. Barnes and wife, Shirley H. Barnes

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

IN WITNESS WHEREOF S & F, INCORPORATED, a Corporation aforesaid has caused this ~~instrument~~ ~~to be executed by its duly authorized officers on this~~ ~~day of~~ ~~19~~ instrument to be executed by its duly authorized officers on this 17th day of November, 1961.

S & F, INCORPORATED

Attest: T. L. Sterritt, Secretary-Treasurer

By: J. C. Foley, Jr., Vice-President

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