BK 3315

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of Ten and 00/100 ($10.00) - - - - - - - - - - - - -

Dollars and other good and valuable considerations, paid to Andrew Ewing, ~~DOLLARS~~ Trustee, in cash by Horace A. Leaver, Jr. and wife, Katheryn B. Leaver, the receipt of which is hereby acknowledged, I, the said Andrew Ewing, Trustee, acting pursuant to the powers as set forth in a certain deed of record in Book 2862, page 574, and in that instrument of record in Book 3164, page 75, Register's Office for Davidson County, Tennessee, to which reference is made for the powers therein conferred upon me,

_____ have bargained and sold, and by these presents do transfer and convey unto the said Horace A. Leaver, Jr. and wife, Katheryn B. Leaver, their

_____ heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Lot No. 654 on the Plan of Caldwell Hall, Section VII, as of record in Book 3300, page 19, Register's Office for said County.

Said Lot No. 654 begins at a point in the northeasterly margin of Dunston Drive between Lots Nos. 654 and 655 on said Plan and extends thence northeasterly with the line between said Lots 106.3 feet to a point, the common corner of Lots Nos. 654, 655 and 671; thence with the line between Lots Nos. 654 and 671 northerly 105.8 feet to a point in the southerly margin of Elysian Fields Road; thence westerly with said margin of Elysian Fields Road 101.1 feet to a point, the beginning of a curve with a radius of 25.00 feet; thence southwesterly around said curve 39.27 feet to a point in the easterly margin of Dunston Drive; thence with said margin of Dunston Drive on a curve southerly 135.42 feet to the beginning.

Being part of the same property conveyed to Andrew Ewing, and/or Elmer D. Davies, Jr., Substitute Trustees, by instrument of record in Book 3164, page 75, Register's Office for Davidson County, Tennessee.

The above conveyance is expressly subject to the following:

1. Restrictive Covenants recorded September 7, 1961, in Book 3279, page 458, Register's Office for said County.
2. The Plan of record in Book 3300, page 19, said Register's Office, shows an Owner's Certificate, certain easements and set-back lines.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Horace A. Leaver, Jr. and wife, Katheryn B. Leaver, their heirs and assigns, forever.

And I do covenant with the said Horace A. Leaver, Jr. and wife, Katheryn B. Leaver, 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, except by taxes for the year 1961, which are to be prorated and payment assumed by the grantees.

And I, Andrew Ewing, Trustee, do further covenant and bind myself, my successors and assigns, ~~heirs and representatives~~, to warrant and forever defend the title to the said land to the said Horace A. Leaver, Jr. and wife, Katheryn B. Leaver, their heirs and assigns against the lawful claims of all persons, whomsoever, insofar as I, as Trustee, am authorized so to do, but not otherwise.

Witness my hand this 15th day of December, 19 61

Andrew Ewing
Trustee

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