K 3340

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of $10,950.00 ----------

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

Cash in hand paid by Thomas Hammel Barnes, Jr. and wife, Christine G. Barnes, the receipt of which is hereby acknowledged,

NEW HAVEN PARK COMPANY

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

has ~~have~~ **bargained and sold, and by these presents do/es transfer and convey unto the said** Thomas Hammel Barnes, Jr. and wife, Christine G. 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. 229 on the Plan of Bel-Air Subdivision, Section II, as of record in Book 2900, page 29, Register's Office for Davidson County, Tennessee.

SAID Lot No. 229 fronts 65 feet on the southerly side of Louanne Drive and runs back 136.8 feet on its west line and 136.9 feet on its east line to a dead line in the rear, measuring 65 feet thereon.

Being part of the same property conveyed to New Haven Park Company, by deed from H. & B., Inc., of record in Book 3101, page 174, said Register's Office.

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 Hammel Barnes, Jr. and wife, Christine G. Barnes their **heirs and assigns, forever.**

And it does ~~they~~ **covenant with the said** Thomas Hammel Barnes, Jr. and wife, Christine G. 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,** except 1962 Taxes which have been prorated and are hereby assumed by the purchaser.

And NEW HAVEN PARK COMPANY

do/es further covenant and bind itself, its successors ~~heirs~~ **and representatives, to warrant and forever defend the title to the said land to the said** Thomas Hammel Barnes, Jr. and wife, Christine G. Barnes, their **heirs and assigns against the lawful claims of all persons, whomsoever.**

IN WITNESS WHEREOF NEW HAVEN PARK COMPANY, a Corporation aforesaid has caused this ~~Witness our hand~~ this ~~day~~ day of ~~19~~ instrument to be executed by its duly authorized officers on this 26th day of January, 1962.

NEW HAVEN PARK COMPANY

Attest: Chloe D. Waskanin
Chloe D. Waskanin, Secretary

By: N. H. Barker
N. H. Barker, President

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