K 3344

WARRANTY DEED

For and in consideration of the sum of _____

cash in hand paid to the seller by the purchaser, the receipt of which is hereby acknowledged, and in addition this conveyance is made subject to ~~no~~ restrictions ~~except~~ as shown of record in Book 2897, page 387; Book _____, page _____, Register's Office for Davidson County, Tennessee.

*and other good and valuable considerations

Mrs. Beatrice Anderson

hereinafter called the Seller, has bargained and sold, and by these presents does grant, bargain and convey unto

Malcolm L. Burnett and wife, Rosalyn Burnett

hereinafter called the Buyer, his heirs, successors and assigns, the following described lot or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 11 on the plan of S. H. Buchanan's RE-subdivision of certain lots in Trinity Heights, of record in Book 1600, page 466, Register's Office for said County.

Said Lot No. 11 fronts 50 feet on the northerly side of Dellrose Trail and extends back between parallel lines 150 feet to an alley.

Being the same property conveyed to Mrs. Beatrice Anderson by deed from Ralph Goostree and wife, of record in Book 3344, page 487, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictions of record in the Register's Office for Davidson County, Tennessee.

To have and to hold the said premises, with all the hereditaments and appurtenances thereto belonging or in any wise appertaining, unto the said Buyer, his heirs, successors and assigns, in fee simple, forever.

And the Seller covenants with the said Buyer that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as stated in the consideration clause, and that he will forever warrant and defend the said title to the same against the lawful claims of all persons whomsoever.

And the Seller covenants and agrees that the Buyer shall quietly enjoy the said premises, free from all encumbrances, except as stated in the consideration clause, and that he will execute such further assurances of said title as may be requisite.

The word "Seller" when used herein shall be construed as if it read "Sellers" whenever the sense of this conveyance requires it.

The word "Buyer" when used herein shall be construed as if it read "Buyers" whenever the sense of this conveyance requires it.

Whatever covenants are made herein shall be binding upon the heirs, successors and assigns of the Seller and Buyer, respectively.

Witness my hand this 7th day of June, 1962.

Mrs. Beatrice Anderson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public of the County aforesaid, personally appeared Mrs. Beatrice Anderson, the bargainor with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office in Nashville, Tennessee, this 7th day of June, 1962.

Notary Public

My commission expires: _____

Rec'd for record June 7, 1962 at 2:00 P.M.

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