K 3371

WARRANTY DEED

For and in consideration of the sum of TWO THOUSAND TWO HUNDRED FORTY-FIVE AND 58/100 *($2,245.58)- DOLLARS Cash paid in hand by John Thomas Campbell, Jr. and wife, Virginia Harwood Campbell, receipt of which is hereby acknowledged, and further the assumption of agreement to pay the unpaid balance of an existing first mortgage of record in Book 2755, page 25, Register's Office for Davidson County, Tennessee, this said balance being $13,004.42 at this time.

We, Richard Leroy Seitz and wife, Ruth Johnson Seitz have bargained and sold, and by these presents do transfer and convey unto the said John Thomas Cambell, Jr. and wife, Virginia Harwood Campbell 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. 64 on the Plan of Haileywood Estates, Section 4, as of record in Book 2330, page 59, Register's Office for said County. Said Lot No. 64 fronts 81 feet on the northeasterly side of Anchorage Drive and runs back 189.6 feet on the northwesterly line and 238 feet on the southeasterly line to a dead line, measuring 95 feet thereon. Being the same real property conveyed to Richard Leroy Seitz and wife, Ruth Johnson Seitz, by deed from A. R. Green and wife, dated February 17, 1958, filed February 20, 1958, and recorded in Book 2738, page 554, said Register's Office.

Reference is hereby made to a ten-foot easement for public utilities along the rear line of premises, and 50-foot building setback line from Anchorage Drive.

Restrictive covenants contained in an instrument filed November 2, 1955 and recorded in Book 2481, page 390, R.O.D.C., Tenn. are made a part hereof as fully as if copied herein.



To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said John Thomas Campbell, Jr. and wife, Virginia Harwood Campbell their heirs and assigns, forever.

And we do covenant with the said John Thomas Campbell, Jr. and wife, Virginia Harwood Campbell 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, except Taxes for 1962 which have been prorated and assumed by the buyers and the aforementioned first mortgage recorded in Book 2755, page 25, R.O.D.C., Tenn.

And we, Richard Leroy Seitz and wife, Ruth Johnson Seitz do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said John Thomas Campbell, Jr. and wife, Virginia Harwood Campbell, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 6th day of April, 1962

Richard L. Seitz

Ruth Johnson Seitz

STATE OF ~~TENNESSEE~~ Rhode Island
~~Davidson~~ County
Washington

Personally appeared before me, Louis R. Surgeon, a Notary Public in and for said County and State, the within named Richard Leroy Seitz and wife, Ruth Johnson Seitz

the bargainor s, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 12th day of February, 1962

Commission expires June 30, 1966.

Louis R. Surgeon
Notary Public

Notary Public

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