K 3372

TENNESSEE TITLE COMPANY

For and in consideration of the sum of $10.00

TEN AND NO/100---------- DOLLARS

cash in hand paid by FORREST B. FERGUSON AND WIFE, PEGGY T. FERGUSON

hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, we,

JOHN FLYNN AND WIFE, MARY EVELYN G. FLYNN

hereinafter referred to as the GRANTORS have bargained and sold, and by these presents do transfer and convey unto the said GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being a part of Lot No. 3 on the Map showing the Division of the Lands in the Cause of Schild vs. Flynn in Part No. 1 of the Chancery Court at Nashville as shown by the Plan of record in Plan Book 3, page 15, of said Chancery Court and being known as Lot No. 2 on the unrecorded Map of the Lands of John and Joseph Flynn, and described as follows:

BEGINNING at a point in the south margin of U. S. Highway #70 at the corner of Lots No. 1 and 2 of said unrecorded Subdivision; thence with the line between said lots, southerly 352 feet to a point; thence easterly 108 feet to a corner of Tract No. 3 of said unrecorded Plan; thence with the line between Tracts 2 and 3, northerly 350 feet to the south margin of U. S. Highway #70; thence with the margin of the same, westerly 145 feet to the point of beginning.

Being part of the property conveyed to JOHN FLYNN by deed from Joseph R. West, Clerk & Master, of record in Book 668, page 308, Register's Office for said County.

The above described property is being conveyed subject to the following restrictions:

1. Residence constructed on this lot shall be located at least 100 feet from the highway.
2. Construction to be limited to residences only.
3. Residence must contain at least 1,400 square feet, exclusive of porches or garage.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. And we do covenant with the said GRANTEES 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, unless otherwise herein set out. And we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 19th day of April, 1965.

John Flynn
John Flynn

Mary Evelyn G. Flynn
Mary Evelyn G. Flynn

STATE OF TENNESSEE
~~DAVIDSON~~ Madison COUNTY

Personally appeared before me, J. T. Woodson, a Notary Public in and for said County and State, the within named JOHN FLYNN AND WIFE, MARY EVELYN G. FLYNN

the bargainors, 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 ~~Nashville~~ Jackson, Tennessee, this 19th day of April, 1965.

Commission expires Feb. 2, 1965

J. T. Woodson
Notary Public.

NOTARY PUBLIC MADISON COUNTY TENN.

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 28 day of APR A.D. 1965 at 11:0 o'clock A.M.
Noted in Book 16 Page 6 & 7
Recording Fee $2.25
JAMES P. WILSON, Register
By [illegible] Deputy Reg.

Warranty Deed
G-15176-Bn
From JOHN FLYNN ET UX 95625
To FORREST B. FERGUSON ET UX

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NASHVILLE, TENNESSEE



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