K 3372

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO

For and in consideration of the sum of $10,000.00 ----------

Ten Thousand and No/100 ---------- DOLLARS

Cash in hand paid by Elphra P. Williams, Jr. and wife, Sara Williams, the receipt of which is hereby acknowledged, we,

RICHARD S. DAVIS and wife, MARY B. DAVIS

have bargained and sold, and by these presents do transfer and convey unto the said Elphra P. Williams, Jr. and wife, Sara Williams 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. 23, Nicholhurst Subdivision, which is a resubdivision of Lots 13, 14, 20, 21, 27 and 28 in the Bainbridge and Satterfield Subdivision of part of the Nichol Place as of record in Book 421, page 132, Register's Office for said County.

Said Lot No. 23 fronts 75 feet on the northerly side of Selma Avenue and runs back between parallel lines 200 feet to a dead line measuring 75 feet thereon. Said lot begins at a point in the north margin of Selma Avenue, 183 feet eastwardly from the northeasterly intersection corner of Selma Avenue and Fairway Drive, being the southwesterly corner of Lot 23 and the southeasterly corner of Lot 22; thence northwardly with the line of Lot 22, 100 feet to a point, being the northeasterly corner of Lot 22, and the common corner of Lot 21 and 22; thence continuing northerly with the line of Lot 21, 100 feet to a point in the southerly margin of Lot 20; thence eastwardly with the line of Lot 20, 75 feet to a point in the westerly margin of Lot 24, being the common corner of Lot 20 and 23; thence southwardly with the line of Lot 24, 200 feet to a point in the northerly margin of Selma Avenue; thence westwardly with the margin of said Avenue, 75 feet to the point of beginning.

Being the same property conveyed to Richard S. Davis and wife, Mary P. Davis, by deed from Cherry and Company, a Tennessee Corporation, of record in Book 1977, page 551, Register's Office for said County.

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 Elphra P. Williams, Jr. and wife, Sara Williams their heirs and assigns, forever.

And we do covenant with the said Elphra P. Williams, Jr. and wife, Sara Williams 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 1962 Taxes which have been prorated and are hereby assumed by the purchasers.

And we, Richard S. Davis and wife, Mary B. Davis do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Elphra P. Williams, Jr. and wife, Sara Williams, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 13th day of April, 19 62

Richard S. Davis

Mary B. Davis

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