K 3372

FOR AND IN CONSIDERATION of the sum of Twelve Thousand and no/100 ($12,000.00) Dollars, paid in cash by Quincy C. Pitt and wife, Guy Eula Pitt, the receipt of which is hereby acknowledged, we, Eshcol Nall Henslee and wife, Gertrude M. Henslee, have this day bargained and sold and do hereby transfer and convey unto Quincy C. Pitt and wife, Guy Eula Pitt, that certain lot or parcel of land lying and being in Davidson County, State of Tennessee, described as follows, to-wit:

Being lot No. 40 on the Plan of Abbay Hall Subdivision Section I, as of record in book 2331, page 18, Register's Office for said County. Said lot No. 40 fronts 80 feet on the north side of Inwood Drive and runs back 180.1 feet on the westerly line and 180.7 feet on the easterly line to a dead line, measuring 80 feet thereon.

Being the same property conveyed to Eshcol Nall Henslee, et ux, by deed from Cloyd Bradford Carothers, et ux, of record in Book 2927, page 491, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said lot or parcel of land, with the appurtenances, estate, title and interest thereunto belonging to the said Quincy C. Pitt and wife, Guy Eula Pitt, their heirs and assigns forever.

And we covenant with the said Quincy C. Pitt and wife, Guy Eula Pitt, that we are lawfully seized and possessed of said land, in fee simple, have a good right to convey it, and that it is unencumbered except by taxes for the year 1962 which have been prorated between the parties as of the date of this deed with grantors having paid to grantees their proportionate part thereof and grantees do hereby expressly assume and agree to pay County taxes for the year 1962 when the same become due and payable.

And we do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to said property to the said Quincy C. Pitt and wife, Guy Eula Pitt, their heirs and assigns, against the lawful claims of all persons whomsoever.

It is expressly agreed and understood between the parties that this conveyance is made subject to a ten foot easement for public utilities along the northerly line of the premises, 75-foot building set back line from Inwood Drive all as shown on plan in book 2331, page 18, Register's Office for Davidson County, Tennessee, and subject to all other restrictions contained therein. The property is further subject to the covenants contained in an instrument recorded in book 2345, page 514, said Register's Office, as amended by instrument of record in book 2393, page 627, Register's Office of Davidson County,

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