BK 3373

WARRANTY DEED TOM S. COLEMAN, FORM

For and in consideration of the sum of Ten and no/one hundreds ($ 10.00) DOLLARS, 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 a Deed of Trust of record in Book 3213, page 173, Register's Office for Davidson County, Tennessee.

Sidney D. Freeman and wife, Patricia A. Freeman

hereinafter called the Seller, has bargained and sold, and by these presents does transfer and convey unto Robert L. Waller and wife, Dorothy B. Waller

hereinafter called the Buyer, his heirs, successors 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. 404 on the Plan of Glengarry Park, Section 4, of record in Book 2900, page 72, Register's Office for Davidson County, Tennessee.

Said Lot No. 404 fronts 46.5 feet on the west margin of McDonald Court and runs back 230.2 feet on the north east line and 176.0 feet on the southeast line to a broken line in the rear on which it measures 225.6 feet..

Being the same property conveyed to Sidney D. Freeman and wife, Patricia A. Freeman by deed from Hudson and Driver Construction Company, Inc. of record in Book 3220, page 329, R.O.D.C., Tennessee.

[redacted]

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

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said BUYER, his heirs, successors, and assigns, 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 aforesaid in the consideration clause and for the current year's land taxes.

And the Seller covenants and binds himself, his heirs, successors and representatives, to warrant and forever defend the title to the said land to the said Buyer, his heirs, successors and assigns against the lawful claims of all persons whomsoever.

The word "Seller" when used, is meant to include the Grantor or Grantors named in the conveying clause of this deed.

The word "Buyer" when used, is meant to include the Grantee or Grantees named in the conveying clause of this deed.

Whatever gender used shall be construed to mean any gender.

Witness our hand s this 19 day of April, 19 62.

Sidney D. Freeman and wife,

Patricia A. Freeman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____, the bargainor(s), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this, the _____ day of _____, 19____.

My commission expires: _____

Notary Public

BG 211