BK 3373

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of ----------$10.00----------

----------Ten and no/100----------DOLLARS and other good and valuable considerations, cash in hand paid by Annie B. Driver, a single woman, the receipt of which is hereby acknowledged, and in further consideration of the said Annie B. Driver, a single woman, assuming and agreeing to pay the balance due on a debt more particularly described in a Deed of trust executed by Charles F. McKelvey and wife, to Miller Kimbrough, Trustee, as of record in Book 2413, page 349, to secure Kimbrough-Phillips Company, a note dated May 20, 1955, for the sum of $11,400.00, with interest at 4½% per annum, both principal and interest payable $57.80 monthly, beginning July 1, 1955, balance due May 1, 1985.

We, Charles F. McKelvey and wife, L. Frances McKelvey

have bargained and sold, and by these presents do transfer and convey unto the said Annie B. Driver, a single woman

her 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. 433 on the Plan of Section VI, Crieve Hall Estates, as of record in Book 2331, pages 1 and 2, Register's Office for said County.
Said Lot No. 433 fronts 90 feet on the south side of Bramblewood Drive, and runs back 221.4 feet on the west line and 215 feet on the east line, to a dead line in the rear on which it measures 108 feet.
Being the same property conveyed to Charles F. McKelvey and wife, L. Frances McKelvey, by deed from Lewis E. Gaines, et al, as of record in Book 2400, page 212, said Register's Office.

This conveyance is made subject to restrictions recorded November 12, 1954, in Book 2332, page 92, Register's Office for said County.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Annie B. Driver, a single woman

her heirs and assigns, forever.

And we do covenant with the said Annie B. Driver, a single woman

that lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered, with exception of the 1962 Taxes which are prorated and assumed by the Grantee herein.

And we, Charles F. McKelvey and wife, L. Frances McKelvey

do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Annie B. Driver, a single woman

her heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 23rd day of April, 19 62

Charles F. McKelvey

Charles F. McKelvey

L. Frances McKelvey

L. Frances McKelvey

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