K 3375

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of Ten Dollars and no/100 ($10.00) - ($10.00) - - - - - - - - - - - - DOLLARS Cash in hand paid, and other good and valuable considerations paid, the receipt of all of which is hereby acknowledged,

WE, HOUSTON M. BINGHAM and wife, DOLLIE FRANCES BINGHAM have bargained and sold, and by these presents do transfer and convey unto the said W. E. SCOTT and wife, CLARA L. SCOTT, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, ~~described as follows, to-wit:~~ being the easterly part of the southerly part of Lot 17 of Section 1 on the plan of Life & Casualty Insurance Company's Subdivision of Dabbs and Elliotts property known as dupontonia, as of record in Book 843, page 56, Register's Office for said County, described according to a survey by Z. J. Wilkinson, Surveyor, December 6, 1961, as follows, to-wit:

Beginning at an iron pin in fence line, corner to H. M. Bingham; running thence with the fence and the easterly line of Lot 17, South 0° 02' West 248 feet to an iron pin at base of Hackberry, said iron pin being located 83.6 feet north of the original south corner of Lot 17; thence, North 35° 25' West 224 feet, with a line 40 feet easterly of said center line, to an iron pin, corner to H. M. Bingham; thence, with Bingham's southerly line, North 63° East 146 feet to the beginning.

Being part of the same property conveyed to Houston M. Bingham and wife, Dollie Frances Bingham by deed from Joe C. Corley and wife, Perry Newman Corley of record in Book 1472, page 634, said Register's Office.

Said premises are conveyed subject to 1962 taxes which will be paid by the grantors herein, the easements of record in Book 924, page 121; Book 975, page 289; all in said Register's Office.

The grantees herein covenant with the grantors that said property is restricted with the condition that no beer shall be sold on said premises. This covenant shall run with the land and shall be binding on the grantees herein, their heirs and assigns. The grantees herein covenant with the grantors that said property is restricted with the condition that no alcoholic beverages shall be sold on said premises. This latter covenant shall run with the land and shall be binding on the grantees herein, their heirs and assigns.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said W. E. Scott and wife, Clara L. Scott their heirs and assigns, forever.

And we do covenant with the said W. E. Scott and wife, Clara L. Scott 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.

And we, Houston M. Bingham and Dollie Frances Bingham do further covenant and bind ourselves our heirs and representatives, to warrant and forever defend the title to the said land to the said W. E. Scott and wife, Clara L. Scott, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 3rd. day of May 1962

Houston M Bingham

Dollie Frances Bingham

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