K 3377

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of ----------Ten and no/100----------
----------$10.00----------DOLLARS
and other good and valuable considerations, cash in hand paid by Charles A. Dick and wife, Virginia Dick, the receipt of all of which is hereby acknowledged.

We, James O. Jones and wife, Mary W. Jones
have bargained and sold, and by these presents do transfer and convey unto the said Charles A. Dick and wife, Virginia Dick
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. 108 on the Plan of Pleasant Hill Addition, as of record in Book 3300, page 7, Register's Office for said County, described as follows:
BEGINNING at a point in the southerly margin of Nella Drive, at the corner of Lots 107 and 108; thence with the line between said lots, southerly 216.8 feet to the north line of a reserved tract; thence with the line of the same, easterly 117 feet to the west margin of an unnamed 50-foot street; thence with the margin of the same, northerly 195 feet to the beginning of a curve; thence around said curve, northwesterly 39.3 feet to the southerly margin of Nella Drive; thence with the margin of the same, westerly 100.5 feet to the point of beginning.
Being the same property conveyed to James O. Jones and wife, Mary W. Jones, by deed from Lemuel H. Forrester and wife, as of record in Book 3345, page 483, said Register's Office.

This conveyance is made subject to restrictions recorded July 7, 1961, in Book 3251, page 73, 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 Charles A. Dick and wife, Virginia Dick
their heirs and assigns, forever.

And we do covenant with the said Charles A. Dick and wife, Virginia Dick
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., with exception of the 1962 Taxes which are prorated and assumed by the Grantees herein.

And we, James O. Jones and wife, Mary W. Jones
do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Charles A. Dick and wife, Virginia Dick
their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 23rd day of May, 1962

James O. Jones
James O. Jones

Mary W. Jones
Mary W. Jones

G 471