K 3398

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of Seventy Seven Thousand and No/100---------- ----
(77,000.00) **DOLLARS**
Cash in hand paid by William J. Tyne and wife, Harriet P. Tyne, the receipt of which is hereby acknowledged,

Third National Bank in Nashville, Successor Trustee, with full power, to sell and convey said property without the joinder of any beneficiary,

has ~~have~~ **bargained and sold, and by these presents** does **transfer and convey unto the said**
William J. Tyne and wife, Harriet P. Tyne
their **heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:**

Land in the 7th Civil District of Davidson County, Tennessee, being Lot No. 1, on the unrecorded plan of Edwin Warner's Subdivision of part of his 75 acre tract in Belle Meade, described according to a survey made by W. P. Southgate, Surveyor, August 1935, as follows:

BEGINNING on the westerly margin of the Belle Meade Pike, now Chickering Road, said point being on the south line of Block "H" of the Belle Meade Plan; thence with the westerly margin of said Pike, southwardly 261 feet to the northeast corner of the Howard property; thence with said Howard's northerly line North 70 degrees west 452 feet to a point in Mayhew's east line; thence with said line North 10 degrees East 198 feet to the south line of said Block "H"; thence with said line South 81 degrees 28' East 542 feet to the beginning, containing 2.9 acres, more or less.

Being the same property conveyed to Third National Bank in Nashville, Successor Trustee with full power to sell and convey said property without the joinder of any beneficiary by deed from Elmer E. Wilson and wife, Catherine Wilson, of record in Book 2689, page 545, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictive covenants easements and setback lines that are applicable to the above described property.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said William J. Tyne and wife, Harriet P. Tyne
their **heirs and assigns, forever.**

And it does ~~do~~ **covenant with the said** William J. Tyne and wife, Harriet P. Tyne
that it is **lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered,** except for 1962 taxes, which have been prorated and are hereby assumed by the purchasers.

And Third National Bank in Nashville, Successor Trustee
do further covenant and bind itself, its successors **heirs and representatives, to warrant and forever defend the title to the said land to the said** William J. Tyne and wife, Harriet P. Tyne
their **heirs and assigns against the lawful claims of all persons, whomsoever.**

~~Witness our hands this 31st day of May, 1962~~

In witness whereof The Third National Bank in Nashville, a corporation aforesaid has caused this instrument to be executed by its duly authorized officers on this 31st **day of** May, 1962.

Attest: [signature] V. Pres

Third National Bank in Nashville, Successor Trustee
BY: [signature]
TRUST OFFICER

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