K 3398

Book 3398 Page 625

WARRANTY DEED

FORM FURNISHED BY ATTORNEYS TITLE CO

For and in consideration of the sum of ($10.00)- - - - - - - - - - - - - - - - - - - -
Ten and No/100ths- DOLLARS
Cash in hand paid by Fred W. Dies and wife, Thelma P. Dies and other good and valuable considerations receipt of all of which is hereby acknowledged we, John J. Nanni and wife, Marcella Dunn Nanni and Ross V. Dunn and wife, Musette M. Dunn

have bargained and sold, and by these presents do transfer and convey unto the said Fred W. Dies and wife, Thelma P. Dies, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Lot No. 86 on the Revised Map of Crieve Hall Estates, Section One, as of record in Book 1835, pages 122, 123 and 124, Register's Office for said County, described as follows:

BEGINNING at a point in the south margin of Barrywood Drive, at the corner of Lots 86 and 87; thence with the line between said lots southerly 222.8 feet to the north line of Lot 85; thence with the line between Lots 85 and 86, easterly 185 feet to the westerly margin of Stillwood Drive; thence with the margin of the same, northerly 178.8 feet to the beginning of a curve; thence around said curve, westerly 39.27 feet to the south margin of Barrywood Drive; thence with the margin of the same, westerly 99.09 feet to the point of beginning.

Being the same property conveyed to John J. Nanni and Ross V. Dunn, by deed from William T. Cunningham and wife, in Book 3374, page 3, said Register's Office.

This conveyance is made subject to Deed of Trust executed by William T. Cunningham and wife, to Don M. Powell, Trustee, recorded in Book 2674, page 329, said Register's Office, restrictions recorded in Book 2046, page 88, and Book 2396, page 437 and set-back line and easement recorded in Book 1835, pages 122, 123 and 124.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Fred W. Dies and wife, Thelma P. Dies, their heirs and assigns, forever.

And we do covenant with the said Fred W. Dies and wife, Thelma P. Dies 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, except as herein stated.

And we, John J. Nanni, Et Ux and Ross V. Dunn, Et Ux do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Fred W. Dies and wife, Thelma P. Dies, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 1st day of June, 19 62

Ross V. Dunn

Musette M. Dunn

John J. Nanni

Marcella Dunn Nanni

G 625