K 3398

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO

For and in consideration of the sum of ($19,000.00)

nineteen thousand DOLLARS

cash in hand the receipt of which is hereby acknowledged.

We the said Wallace R. Driver and wife Lucille C. Driver have bargained and sold, and by these presents do transfer and convey unto the said Mrs. Ruth Anderson Hayes her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Lot No 4 on the unrecorded Subdivision of the Beasley Property, Section One, in the 11th Civil District of Davidson County, Tennessee, and described according to a plan made by W. W. Turner Company, Engineers, dated June 14, 1950, as follows.

Beginning at a point in the northerly margin of Due West Avenue at the corner of Lots 3 and 4; thence northerly with the line between said lots 350 feet to a point thence south 86 degrees 33' east 116 feet to the corner of Lots 4 and 5; thence south 350 feet to the north margin of Due West Avenue; thence with said Avenue north 86 degrees 33' west 116 feet to the beginning.

Being part of the property conveyed to Ferriss C. Bailey, Trustee, by deed from Susie Mai Beasley, et als, of record in Book 2152, page 428, Register's Office for said county, and being part of the same property conveyed to Wallace R. Driver and wife Lucille C. Driver from Ferriss C. Bailey, Trustee, of record in Book2283 page352 Register's Office for Davidson County, Tennessee.

This conveyance subject to same restrictions as recited in deed from W. A. Beasley et al to W. C. Gaines and wife, of record in Book 1940, page 409, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Mrs. Ruth Anderson Hayes her heirs and assigns, forever.

And grantors do covenant with the said Mrs. Ruth Anderson Hayes that they are 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 are assumed.

And the said Wallace R. Driver and wife Lucille C. Driver do further covenant and bind themselves their heirs and representatives, to warrant and forever defend the title to the said land to the said Mrs. Ruth Anderson Hayes her heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 30th day of May, 196x

Wallace R. Driver

Lucille C. Driver

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