K 3399

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of $16,000.00 ----------

Sixteen Thousand and No/100 ---------- **DOLLARS**

Cash in hand paid by O. A. Scott and wife, Mildred E. Scott, the receipt of which is hereby acknowledged, we,

Gilbert M. Choate and wife, Leola C. Choate

have bargained and sold, and by these presents do transfer and convey unto the said O. A. Scott and wife, Mildred E. Scott

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 3rd Civil District of Davidson County, Tennessee, being Lot No. 45 on the Plan of Clover Nock, as of record in Book 2900, page 52, Register's Office for said County.

Said Lot No. 45 fronts 157.35 feet on the west side of Clovernock Drive and runs back 297.3 feet on the northerly side and 193.2 feet on the southerly side, to an irregular line in the rear on which it measures 178.0 feet.

Being the same property conveyed to Gilbert M. Choate and wife, Leola C. Choate, by deed from C. C. Adams and James P. Adams of record in Book 3251, page 371, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictive covenants, easements and set back 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 O. A. Scott and wife, Mildred E. Scott **their heirs and assigns, forever.**

And we **do covenant with the said** O. A. Scott and wife, Mildred E. 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,** except 1962 Taxes which have been prorated and are hereby assumed by the purchasers.

And we, Gilbert M. Choate and wife, Leola C. Choate **do further covenant and bind** ourselves, our **heirs and representatives, to warrant and forever defend the title to the said land to the said** O. A. Scott and wife, Mildred E. Scott **their heirs and assigns against the lawful claims of all persons, whomsoever.**

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

Gilbert M. Choate

Leola C. Choate

PG 151