K 3399

WARRANTY DEED

For and in consideration of the sum of TEN & NO/100 - *DOLLARS*
cash in hand paid by Dorris Rae Pelster, and other good and valuable consideration, the receipt of all of which is hereby acknowledged;

We, Charles H. Davis, Jr., and wife, Lois Jeane Davis ,

have bargained and sold, and by these presents do transfer and convey unto the said Dorris Rae Pelster, his *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:* Being Lot No. 10 on Plan of Roselawn Estates, as of record in Book 2900, page 86, Register's Office for said County.
Said Lot No. 10 fronts 187.5 feet on the easterly side of Roselawn Circle and extends back between parallel lines 232.4 feet to a dead line.
Being the same real property conveyed to Charles H. Davis, Jr., and wife, Lois Jeane Davis, by deed from Estes-Taylor Company, a corporation, of record in Book 3253, page 107, Register's Office for Davidson County, Tennessee.
This conveyance is made subject to:
Easement for public utilities and setback line shown on plan of record in Book 2900, Page 86, Register's Office for Davidson County, Tennessee; and
Restrictive Covenants contained in instrument recorded in Book 3067, page 362, 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 Dorris Rae Pelster his *heirs and assigns, forever.*

And we *do covenant with the said* Dorris Rae Pelster *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 taxes for 1962 which have been prorated and assumed by Grantee.

And we, Charles H. Davis, Jr. and wife, Lois Jeane Davis *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Dorris Rae Pelster his *heirs and assigns against the lawful claims of all persons, whomsoever.*
Witness our *hand* s *this* 24th *day of* May, 19 62, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Charles H. Davis Jr.
Lois Jeane Davis

STATE OF TENNESSEE
COUNTY OF DAVIDSON
Personally appeared before me, Herbert N. Jordan *, a Notary Public in and for said County and State,* Charles H. Davis, Jr. and wife, Lois Jeane Davis,

the within named bargainor s *, with whom I am personally acquainted, and who acknowledged that* they *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville *Tennessee,*
this 24th *day of* May *19* 62.
Herbert N. Jordan *Notary Public*
Commission expires May 16, 1964

PG 301