BK 3402

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WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ----------
----------($10.00) ---------- DOLLARS
Cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged, and the assumption of the unpaid balance of the mortgage executed by William I. Chenault and wife, Ann S. Chenault, to Herschel Greer, Trustee, of record in Book 3022, page 601, Register's Office for Davidson County, Tennessee, which mortgage the purchasers hereby assume and agree to pay, we, William I. Chenault and wife, Ann S. Chenault, have bargained and sold, and by these presents do transfer and convey unto the said F. B. Farrior, Jr. and wife, Mary Floydaline W. Farrior their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in Davidson County, Tennessee, being Lot No. 177 on the Map of Caldwell Country Estates, Section 1, as of record in Book 2663, page 68, Register's Office for said County.

Said Lot No. 177 fronts 70.1 feet on the northeasterly side of Danby Drive and runs back 270 feet on the northwesterly line and 287.8 feet on the southeasterly line to a dead line, measuring 82 feet thereon.

Being the same property conveyed to William I. Chenault and wife, Ann S. Chenault, by deed from David Chambers and Ralph W. Long, Jr., of record in Book 3028, page 535, said Register's Office.

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 F. B. Farrior, Jr. and wife, Mary Floydaline W. Farrior their heirs and assigns, forever.

And we do covenant with the said F. B. Farrior, Jr. and wife, Mary Floydaline W. Farrior 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 hereinabove stated, and 1962 taxes which have been prorated and are hereby assumed by the purchasers.

And we, William I. Chenault and wife, Ann S. Chenault do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said F. B. Farrior, Jr. and wife, Mary Floydaline W. Farrior, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 19th day of June, 19 62

William I. Chenault

Ann S Chenault

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