K 3404

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 - ($10.00) - - - - - - - - - - - - - - - - *DOLLARS*

cash in hand paid by Gertrude Cramer Pittinger and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

We, Richard J. Menefee and wife, Lucy Hays Menefee,

have bargained and sold, and by these presents do transfer and convey unto the said Gertrude Cramer Pittinger, her

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in the 8th Civil District of said County and State, being lot No. 14 on the Plan of West Meade Farms, Inc., Section 5, as of record in book 2133, page 37, Register's Office for said County.
Said lot No. 14 fronts 180 feet on the southerly side of Vaughn's Gap Road and extends back 490 feet on the easterly line and 486.3 feet on the westerly line to a dead line, measuring 180 feet thereon.
Being the same real property conveyed to Richard J. Menefee and wife, Lucy Hays Menefee, by deed from Gilbert M. Choate and wife, of record in book 2694, page 431, said Register's Office.

This conveyance is made subject to 20-foot easement for public utilities along the southwesterly line of premises, 150-foot building setback line from Vaughn's Gap Road and conditions of owners certificate, as shown on plan of record in book 2133, page 37, Register's Office for Davidson County, Tennessee, and restrictive covenants contained in an instrument executed by West Meade Farms, Inc., of record in book 2140, page 103, Register's Office for said County.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Gertrude Cramer Pittinger, her *heirs and assigns, forever.*

And we *do covenant with the said* Gertrude Cramer Pittinger *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 for taxes for 1962 which are prorated and assumed by grantee.

And we, Richard J. Menefee and wife, Lucy Hays Menefee, *do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said* Gertrude Cramer Pittinger, her *heirs and assigns against the lawful claims of all persons, whomsoever.*

Witness our hands this 26th *day of* June, *1962, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Richard J. Menefee

Lucy Hays Menefee

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mildred Jones Vaughn, *a Notary Public in and for said County and State,* Richard J. Menefee and wife, Lucy Hays Menefee,

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, *Tenn.*
this 2nd *day of* ~~June~~ July, *1962.*

Mildred Jones Vaughn

Commission expires ..... My Commission Expires July 1, 1963

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