K 3407

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of ($10.00)- - - - - - - - - - - - - - - - -
TEN AND NO/100- DOLLARS
cash in hand paid and other valuable considerations, the receipt of which is hereby acknowledged, and the assumption by the Grantees herein of the balance of an indebtedness in the amount of TEN THOUSAND TWO HUNDRED NINETY-ONE AND 73/100 DOLLARS ($10,291.73) which is secured by a Deed of Trust on the property herein conveyed, which was executed by Billy J. Cherry and wife, Beverly P. Cherry, to T. I. Holman, Jr., Trustee, recorded in book 3212, page 393, Register's Office for Davidson County, Tennessee, to secure the payment of a note in the original principal amount of $10,450.00, payable with interest as therein specified,

We, Billy J. Cherry and wife, Beverly P. Cherry,
have bargained and sold, and by these presents do transfer and convey unto the said Robert G. Potts and wife, Myrna F. Potts, their
heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being lot No. 100 on the Map of Battlewood, Section Two, as of record in book 1835, pages 95 and 96, Register's Office for said County.
Said lot No. 100 fronts 105 feet on the southerly side of Carlyle Place and runs back 185.7 feet on the easterly line and 164.5 feet on the westerly line to a dead line, measuring 154 feet thereon.
Being the same real property conveyed to Billy J. Cherry and wife, Beverly P. Cherry, by deed from Clarence E. Elrod and wife, dated April 17, 1961, filed April 19, 1961, and recorded in book 3219, page 611, said Register's Office.

This conveyance is made subject to restrictive covenants of record in book 1494, page 513; and in book 2022, page 400, public utility easement granted by Woodbine Homes, Inc. as set out in book 2024, page 301, and 10-foot easement for public utilities along the rear line of premises, 60-foot building setback line from Carlyle Place, and conditions of owners certificate, as shown on plan of record in book 1835, pages 95 and 96, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Robert G. Potts and wife, Myrna F. Potts, their
heirs and assigns, forever.

And we do covenant with the said Robert G. Potts and wife, Myrna F. Potts,
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 herein noted, and by taxes for 1962 which are assumed by the Grantees.

And we, Billy J. Cherry and wife, Beverly P. Cherry,
do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Robert G. Potts and wife, Myrna F. Potts, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 4th day of August, 19 62

Billy J. Cherry
Beverly P. Cherry

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