K 3428

WARRANTY DEED

FORM FURNISHED BY ATTORNEYS TITLE CO

For and in consideration of the sum of Twenty Five Thousand Five Hundred & No/100--------
($25,500.00)
DOLLARS
Cash in hand paid by Clyde S. Gay and wife, Elma M. Gay, the receipt of which is hereby acknowledged, I,

ELIZABETH DUNBAR LAWRENCE

have bargained and sold, and by these presents do transfer and convey unto the said Clyde S. Gay and wife, Elma M. Gay

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 in the City of Belle Meade, and being part of Lot No. 98, on the Re-Subdivision of part of Royal Oaks Subdivision, as of record in Book 974, page 4, Register's Office for said County, and described as follows:

Beginning at a point in the easterly margin of Lynwood Boulevard, at the common corner of lots 97 and 98; thence easterly with the line between said lots, 300 feet to a point; thence in a southerly direction 105 feet; thence in a westerly direction 300 feet to the easterly margin of Lynwood Boulevard, which is 100 feet north of the southwest corner of Lot 98; thence along the easterly margin of said Boulevard, northerly 112 feet to the point of beginning.

Being the same property conveyed to Elizabeth Dunbar Lawrence, by deed from Emmy Lee Boulin, unmarried, as of record in Book 2651, page 501, 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 Clyde S. Gay and wife, Elma M. Gay
their heirs and assigns, forever.

And I do covenant with the said Clyde S. Gay and wife, Elma M. Gay
that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered., except for 1962 taxes which have been prorated and are hereby assumed by the purchasers.

And I, ELIZABETH DUNBAR LAWRENCE
do further covenant and bind my self, my heirs and representatives, to warrant and forever defend the title to the said land to the said Clyde S. Gay and wife, Elma M. Gay
their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 1st day of August, 19 62

Elizabeth Dunbar Lawrence

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