K 3433

WARRANTY DEED

FORM FURNISHED BY ATTORNEYS TITLE CO

For and in consideration of the sum of $15,000.00

Fifteen Thousand and No/100 ---------- DOLLARS

Cash in hand paid by John Daniel Brydson and wife, Cora Mae Brydson, the receipt of which is hereby acknowledged, we,

J. DOUGLAS WRIGHT and J. DOUGLAS WRIGHT, JR.

_____ have bargained and sold, and by these presents do transfer and convey unto the said John Daniel Brydson and wife, Cora Mae Brydson their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in the Eight Civil District of Davidson County, Tennessee, being Lot No. 745 on the Map of Charlotte Park, Section 12, as of record in Book 2900, page 127, Register's Office for said County, more particularly described as follows:

Said Lot No. 745 starts at a point in the northeasterly margin of Wilclay Drive, the common corner of Lots Nos. 745 and 746; thence northeasterly with the line between said two lots 142.6 feet to a point; thence southeasterly 107.0 feet to a point in the northwesterly margin of Cougar Drive; thence with said margin southwesterly 121.0 feet to a point; thence around a curve westerly 40.2 feet to a point in the northeasterly margin of Wilclay Drive; thence with said margin northwesterly 88.4 feet to the point of beginning.

Being a part of the same property conveyed to J. Douglas Wright and J. Douglas Wright, Jr., as tenants in common, by deed from Consolidated Developments, Inc., of record in Book 3162, page 304, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictive covenants, easements and set back lines that are applicable to 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 John Daniel Brydson and wife, Cora Mae Brydson their heirs and assigns, forever.

And we do covenant with the said John Daniel Brydson and wife, Cora Mae Brydson 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 the 1962 taxes which have been prorated and are hereby assumed by the purchasers.

And we, J. DOUGLAS WRIGHT and J. DOUGLAS WRIGHT, JR. do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said John Daniel Brydson and wife, Cora Mae Brydson, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 12th day of September, 19 62

J. Douglas Wright

J. Douglas Wright, Jr.

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