K 3435

WARRANTY DEED

For and in consideration of the sum of ($10.00)
- - - - - - - - - - - - - - - - - - TEN AND NO/100 - - - - - - - - - - - - - - *DOLLARS*

cash in hand paid and other good and valuable considerations, paid by the grantees, the receipt of which is hereby acknowledged,

We, Jack B. Wyatt and wife, Gela C. Wyatt

have bargained and sold, and by these presents do transfer and convey unto the said William L. Mason and wife, Dorothy E. Mason, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:*

Land in Davidson County, Tennessee, being Lot No. 232 on the Plan of Dalewood, Section 4, as of record in book 1835, page 21, Register's Office for said County.

Said Lot No. 232 fronts 71 feet on the northeasterly side of Fernwood Drive and extends back between parallel lines 170 feet to a dead line.

Being the same real property conveyed to Jack B. Wyatt and wife, Gela C. Wyatt, by deed from Fred Bayless and wife, dated January 27, 1959, filed January 29, 1959, and recorded in book 2864, page 381, said Register's Office.

This conveyance is made subject to restrictions of record in book 1229, page 325, and in Book 1909, page 291, Register's Office for Davidson County, Tennessee, and restrictions of record in book 1855, page 223, and in book 1786, page 80, Register's Office for Davidson County, Tennessee, and ten-foot easement for public utility purposes along rear line of premises, 40-foot building setback line from Fernwood Drive, and conditions of owners certificate, as shown on plan of record in book 1835, page 21, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said William L. Mason and wife, Dorothy E. Mason, their *heirs and assigns, forever.*

And we *do covenant with the said* William L. Mason and wife, Dorothy E. Mason *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 the 1962 State and County taxes, which have been pro-rated and assumed by the grantees herein.

And we, Jack B. Wyatt and wife, Gela C. Wyatt, *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* William L. Mason and wife, Dorothy E. Mason, their *heirs and assigns against the lawful claims of all persons, whomsoever.*

Witness our *hand* s *this* 28th *day of* September, 1962. ~~xxix~~ ~~corporate party of these presents has caused its name to be signed hereto by its duly authorized officers and its seal affixed hereto by authority of its board of directors.~~

Jack B. Wyatt
Gela C. Wyatt

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Hugh J. Bradley, *a Notary Public in and for said County and State,* Jack B. Wyatt and Gela C. Wyatt, *the within named bargainor, 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, *Tennessee, this* 28th *day of* September, *19* 62.

NOTARY PUBLIC J. BRADLEY STATE OF TENNESSEE

Hugh J. Bradley, *Notary Public*

Commission expires April 23, 1963.

G 423