K 3458

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 - ($10.00) *DOLLARS* cash in hand paid by JOHN WESLEY TYLER AND WIFE, HATTIE L. TYLER, and other good and valuable considerations, the receipt of all of which is hereby acknowledged.

We, M. L. ARNOLD AND WIFE, HELEN S. ARNOLD, *have bargained and sold, and by these presents do transfer and convey unto the said* JOHN WESLEY TYLER AND WIFE, HATTIE L. TYLER, 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. 54 on the Plan of Burton Heights, as of record in Book 3106, page 19, Register's Office for said County.

Said Lot No. 54 fronts 85 feet on the northerly side of New Brick Church Pike, and runs back 386.2 feet on the easterly line and 400 feet on the westerly line, to a broken line in the rear on which it measures 127.01 feet.

BEING the same property conveyed to M. L. Arnold and wife, Helen S. Arnold, by deed from H. A. Swift, et al, d/ba Swift Developers, in Book 3248, page 567, Register's Office.

The above described property is conveyed subject to restrictions of record in Book 3223, page 25; and subject to conditions set out in plan of record in Book 3106, page 19, 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 JOHN WESLEY TYLER AND WIFE, HATTIE L. TYLER, their *heirs and assigns, forever.*

And we *do covenant with the said* JOHN WESLEY TYLER AND WIFE, HATTIE L. TYLER *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.*

And we, M. L. ARNOLD AND WIFE, HELEN S. ARNOLD *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 WESLEY TYLER AND WIFE, HATTIE L. TYLER, their *heirs and assigns against the lawful claims of all persons, whomsoever.*

Witness our *hand* s *this* 16th *day of* October, 19 62, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

M. L. Arnold

Helen S. Arnold

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Anne Abernathy, *a Notary Public in and for said County and State,* M. L. ARNOLD AND WIFE, HELEN S. ARNOLD

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, *Tennessee,* *this* ... *day of* OCT *19* 62

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