K 3458

WARRANTY DEED

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of - - - - - - - - - - - $10.00 - - - - - - - - - - - - -
- - - - - - - - - - - - - - - - - - Ten and no/100 - - - - - - - - - DOLLARS
and other good and valuable considerations, cash in hand paid by E. Boyd Garrett and wife, Alleen L. Garrett, the receipt of all of which is hereby acknowledged.

We, N. C. Dunn, Jr., and wife, Ruth B. Dunn have bargained and sold, and by these presents do transfer and convey unto the said E. Boyd Garrett and wife, Alleen L. Garrett 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 Lot No. 43 on the Plan of Brentview Hills, of record in Book 3300, page 43, Register's Office for said County.
Said Lot No. 43 fronts 172.2 feet on the northerly side of Broadwell Drive and extends back 485.3 feet on the westerly line and 210 feet on the easterly line to a dead line in the rear on which it measures 317.3 feet.
Being part of the property conveyed to N. C. Dunn, Jr. and wife, Ruth B. Dunn, by deed from Brentview Development Company, a partnership, of record in Book 3433, page 499, said Register's Office.

This conveyance is made subject to restrictions filed for record March 7, 1962, in Book 3345, page 205, 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 E. Boyd Garrett and wife, Alleen L. Garrett their heirs and assigns, forever.

And we do covenant with the said E. Boyd Garrett and wife, Alleen L. Garrett 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, N. C. Dunn, Jr., and wife, Ruth B. Dunn do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said E. Boyd Garrett and wife, Alleen L. Garrett their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 19th day of October, 1962

N. C. Dunn Jr.

Ruth B. Dunn

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