K 3461

WARRANTY DEED

FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of $22,500.00

Twenty Two Thousand, Five Hundred and No/100 DOLLARS

Cash in hand paid by Howard E. Pitts and wife, Jo Ann O. Pitts, the receipt of which is hereby acknowledged, we,

GARY COOPER AND WIFE, BESSIE S. COOPER

have bargained and sold, and by these presents do transfer and convey unto the said Howard E. Pitts and wife, Jo Ann O. Pitts 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 6th Civil District of Davidson County, Tennessee, being Lot No. 268 on the Plan of Haileywood Estates, Section 8-C, as of record in Book 3106, page 78, Register's Office for said County, described as follows:

Beginning at a point in the northeasterly side of Anchorage Drive, common corner of Lots Nos. 268 and 269; thence with the margin of Anchorage Drive northwesterly 146.9 feet to a point; thence around a curve 39.8 feet to a point in the southeasterly margin of Regent Drive; thence with said margin northeasterly 102.2 feet to a point; thence south 71° 30' east 183.6 feet to a point; thence with the line between Lots Nos. 268 and 269 southwesterly 145.0 feet to the point of beginning.

Being the same property conveyed to Gary Cooper by deed from Thomas C. Summers, of record in Book 3404, page 54, 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 Howard E. Pitts and wife, Jo Ann O. Pitts their heirs and assigns, forever.

And we do covenant with the said Howard E. Pitts and wife, Jo Ann O. Pitts 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, Gary Cooper and wife, Bessie S. Cooper do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Howard E. Pitts and wife, Jo Ann O. Pitts their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 5th day of November, 1962

Gary Cooper

Bessie S. Cooper

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