K 3461

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, Walter Batey and wife, Lois D. Batey

have bargained and sold, and by these presents do transfer and convey unto the said Thomas S. Tarpy and wife, Josephine F. Tarpy, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:*

Land in the 6th Civil District of Davidson County, Tennessee, being lot No. 131 on the Plan of Haileywood Estates, Section VII, as of record in book 2330, page 104, Register's Office for said County.

Said lot No. 131 fronts 121.2 feet on the westerly side of Regent Drive and extends back 137.1 feet on the northerly line and 246.2 feet on the southerly line to an irregular line in the rear on which it measures 142.5 feet.

Being the same property conveyed to Walter Batey and wife, Lois D. Batey, by deed from Samuel L. Warren, Jr., and wife, of record in book _____, page _____, said Register's Office.

This conveyance is made subject to restrictions of record in book 2634, page 612, Register's Office for Davidson County, Tennessee, and ten-foot easement for public utilities along northerly and rear lines of premises, 75-foot building setback line from Regent Drive, and conditions of owners certificate, as shown on plan of record in book 2330, page 104, 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 Thomas S. Tarpy and wife, Josephine F. Tarpy, their *heirs and assigns, forever.*

And we *do covenant with the said* Thomas S. Tarpy and wife, Josephine F. Tarpy, *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, Walter Batey and wife, Lois D. Batey *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Thomas S. Tarpy and wife, Josephine F. Tarpy, their *heirs and assigns against the lawful claims of all persons, whomsoever.*

Witness our *hand* s *this* 1st *day of* November, 19 62.

Walter Batey

Lois D. Batey

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Clayton B. Bracy, *a Notary Public in and for said County and State,* Walter Batey and Lois D. Batey

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* 2nd *day of* November, 19 62.

Clayton B. Bracy *Notary Public*

My Commission Expires July 27, 1966

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