BK 3464

WARRANTY DEED

This form furnished by ATTORNEYS TITLE CO

For and in consideration of the sum of

--Ten Dollars and No/00 ---------- DOLLARS

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

We, Oliver H. Dale and wife, Claudine M. Dale, have bargained and sold, and by these presents do transfer and convey unto the said Lowell H. Benson and wife, Nina E. Benson 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 44 of Dalemere Subdivision, Section 3, of record in Book 3300, page 6, Register's Office for Davidson County, Tennessee. More particularly described as follows:

Beginning at an iron pin in the easterly margin of Matilda Street, said pin being approximately 186 feet north of the intersection of Matilda Street with Cherbron Drive; thence south 86°, 45' east, 190 feet to a concrete monument; thence south 3° 15' west 211 feet to an iron pin in the northerly margin of Cherbron Drive; thence north 86° 45' west along the northerly margin of Cherbron Drive 165 feet to a concrete monument; thence around a curve to the north, said curve having a radius of 25 feet, a distance of 39.27 feet to a concrete monument in the easterly margin of Matilda Street; thence northerly along said easterly margin 186 feet to the point of beginning.

Being part of the property conveyed to Oliver H. Dale by A. B. Dale, Trustee, by deed of record in Book 2927, page 242, R.O.D.C. Tennessee.

Subject to easements as shown on plan of record in Book 3300, page 6, R.O.D.C., Tennessee, and restrictive covenants contained in an instrument dated June 28, 1961, and recorded in Book 3250, page 229, R.O.D.C., 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 Lowell H. Benson and wife, Nina E. Benson their heirs and assigns, forever.

And we do covenant with the said Lowell H. Benson and wife, Nina E. Benson 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, Oliver H. Dale and Claudine M. Dale, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Lowell H. Benson and wife, Nina E. Benson their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 5th day of November, 1962

Oliver H. Dale

Claudine M. Dale

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