BK 3464

WARRANTY DEED

FORM FURNISHED BY ATTORNEYS TITLE CO

For and in consideration of the sum of $15,820.00

Fifteen Thousand, Eight Hundred Twenty and No/100 DOLLARS

Cash in hand paid by Omar C. Roark and wife, Margaret W. Roark, the receipt of which is hereby acknowledged, we,

M. T. MELVIN and wife, MARY T. MELVIN

have bargained and sold, and by these presents do transfer and convey unto the said Omar C. Roark and wife, Margaret W. Roark

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. 70 on the Plan of Hermitage Estates, of record in Book 3300, page 71, Register's Office for said County, described as follows:

BEGINNING at a point in the west margin of Weldon Drive at the corner of Lots No. 70 and 71; thence with the line between said lots, westerly 115 feet to a corner of Lot No. 69; thence with the line between Lots No. 69 and 70, northwesterly 123.35 feet to the southerly margin of Gordan Lane; thence with the margin of the same, northeasterly, around a slight curve, 113.7 feet to the beginning of a curve; thence around said curve, southeasterly 39.3 feet to the west margin of Weldon Drive; thence with the margin of the same, southerly 116.45 feet to the point of beginning.

Being part of the property conveyed to M. T. Melvin and wife, Mary T. Melvin, by deed from A. H. Johnson, Trustee, of record in Book 3436, page 257, 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 Omar C. Roark and wife, Margaret W. Roark their heirs and assigns, forever.

And we do covenant with the said Omar C. Roark and wife, Margaret W. Roark 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. T. MELVIN AND WIFE, MARY T. MELVIN do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Omar C. Roark and wife, Margaret W. Roark their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 29th day of November, 19 62

M. T. Melvin

Mary T. Melvin

PG 437