BK 3464

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of $2,500.00

Two Thousdand Five Hundred and no/100 DOLLARS

Cash in hand, paid by Charles William Bernhardt, Jr. and wife Angela Bernhardt, the receipt of which is hereby acknowledged.

I, Mrs. Dorothy P. Trauernicht have bargained and sold, and by these presents do transfer and convey unto the said Charles William Bernhardt, Jr., and wife Angela Bernhardt their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Land in the 13th Civil District, formerly the 23rd Civil District of Davidson County, Tennessee, being part of the land formerly known as the Joe Boyd Farm as shown on an unregistered copy of a survey made April 3, 1952 by George W. Watkins, Surveyor, as coveyed by deed from Verdie L. Wright and wife, to Mrs. Dorothy P. Trauernicht, dated October 16, 1958, and filed for record October 21, 1958 in Book 2810, page 59, R.O.D.C.

Beginning at a point in the westerly margin of Buena Vista Road 200 feet northerly from a tract of land conveyed to A. M. Story as of record in Book 3161, page 47, R.O.D.C. Thence with the westerly margin of Buena Vista Road North 18° west 100 feet to a point; thence south 71 degrees, 30 minutes west 237.8 feet to a point; thence south 23 degrees, 30 minutes east 100 feet to a point 200 feet northerly from the said Story's northerly boundary; thence north 71 degrees, 25 minutes east 228.7 feet to point of beginning and containing 54/100 acres, as shown an an unregistered copy of a survey made March 20, 1958 and revised June 15, 1959 by George W. Watkins, Surveyor.

Taxes for 1962 pro-rated.

Restrictive covenants contained in an instrument dated July 31, 1941 to expire July 31, 1966, of record in Book 1129, page 543, R.O.D.C., executed by Homeland, Inc., R. B. Beal, Elizabeth C. Beal, Rex Moody, Goldie Moody, Samuel V. Coak, Jessie Leona Coak, Theodore E. Griffity and Sarah Griffith.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Charles William Bernhardt, Jr. and wife Angela Bernhardt their heirs and assigns, forever.

And I do covenant with the said Charles William Bernhardt, Jr. and wife Angela Bernhardt that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unincumbered.

And I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Charles William Bernhardt, Jr. and wife Angela Bernhardt, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 21st day of December, 1962

Mrs. Dorothy P. Trauernicht

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