K 3504

WARRANTY DEED

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of

--Ten Dollars ($10.00) ---------- DOLLARS

cash in hand paid and other good and valuable considerations, the receipt of all 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

William R. Smith and wife, Sallie H. Smith

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 10th Civil District of Davidson County, Tennessee being Lot No. 62 of Dalemere Subdivision, Section 4, of Record in Book 3300, page 45, Register's Office for Davidson County, Tennessee more particularly described as follows:

Beginning at a concrete monument in the southerly margin of Dalemere Drive at its intersection with Hunter's Lane; thence north 87° 42' west 175 feet to an iron pin in said southerly margin; thence south 2° 18' west 201 feet to a concrete monument; thence south 87° 42' east 200 feet to an iron pin in the westerly margin of Hunter's Lane; thence north 2° 18' east 176 feet to a concrete monument in the westerly margin of Hunter's Lane; thence westerly around a curve having a radius of 25 feet, 39.27 feet to the point of beginning.

Being part of the same property conveyed to Oliver H. Dale and wife, Claudine M. Dale, by Andrew C. Dale and wife, Mattie C. Dale by Deed of record in Book 3221, page 619, Register's Office for Davidson County, Tennessee.

Subject to easements as shown on plan of record in Book 3300, page 45, R.O.D.C., Tennessee and subject to Restrictive Covenants contained in an instrument dated March 6, 1962 of record in Book 3346, page 623, 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 William R. Smith and wife, Sallie H. Smith their heirs and assigns, forever.

And we do covenant with the said William R. Smith and wife, Sallie H. Smith 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 William R. Smith and wife, Sallie H. Smith their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 28th day of January, 1963

Oliver H. Dale

Claudine M. Dale

G 13