K 3506

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of $18,400.00 - - - - - - - - - - - - - - - - - -

EIGHTEEN THOUSAND, FOUR HUNDRED AND NO/100 - - - - - - - - - - - - - - - DOLLARS

Cash in hand paid by Pride R. Chapman, Jr., and wife, B. Frances Chapman, the receipt of which is hereby acknowledged, I

Nadine Griffin Samuel, unmarried

_____ have bargained and sold, and by these presents do transfer and convey unto the said Pride R. Chapman, Jr., and wife, B. Frances Chapman

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. 35 on the Plan of Russwood Heights, as of record in Book 2133, pages 12 and 13, Register's Office for said County. Said Lot No. 35 is more particularly described as follows:

Beginning at a point in the easterly margin of Trimble Road, the same being the common corner of Lots 35 and 36 in said Subdivision; thence eastwardly with the dividing line between Lots 36 and 35, 218 feet to a concrete marker; thence southwardly with the dividing line between Lots 34 and 35, 192 feet to a point in the northerly margin of Trimble Court; thence around a curve to the left, said curve having a radius of 50 feet and in a westerly direction 42.1 feet to a concrete monument; thence around a curve to the right, said curve having a radius of 25 feet and still with the northern margin of Trimble Court 21 feet to a concrete marker; thence continuing westerly with the northerly margin of Trimble Court 119.4 feet to a concrete marker; thence around a curve to the right said curve having a radius of 25 feet, 38.9 feet to a concrete marker in the easterly margin of Trimble Road; thence with the easterly margin of Trimble Road, northwardly 158.1 feet to the point of beginning.

Being the same real property conveyed to Nadine Griffin Samuel by two deeds, one from Glenn H. Booth and wife, dated September 20, 1954, filed October 5, 1954, and recorded in Book 2300, page 323, and the other from Robert W. Samuel, dated June 5, 1959, filed June 5, 1959, and recorded in Book 2909, page 289, 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 Pride R. Chapman, Jr., and wife, B. Frances Chapman their heirs and assigns, forever.

And I do covenant with the said Pride R. Chapman, Jr. and wife, B. Frances Chapman that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered. except for 1963 taxes which have been prorated and are hereby assumed by purchaser.

And I, Nadine Griffin Samuel

do further covenant and bind Myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Pride R. Chapman, Jr. and wife, B. Frances Chapman, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 11th day of February, 19 63

Margaret M Crouse

Nadine Griffin Samuel

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