BK 3508

WARRANTY DEED

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of Nine thousand and three hundred and no/100-------- ------------------------------($9,300.00)------------------------------ DOLLARS

W. L. Bainbridge Company has ~~have~~ bargained and sold, and by these presents do[es] transfer and convey unto the said William W. Claybrooks and wife, Hazel E. Claybrooks 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. 3 on the Plan of Arrington Heights, as of record in Book 3106, Page 91, Register's Office for said County, described as follows:

Said Lot No. 3 fronts 53 feet on the westerly side of North Sixth Street and extends back between lines, 147.41 feet on the northerly line and 94.61 feet on the southerly line to a line in the rear, which is a broken line, on which it measures 80.57 feet, of which 10 feet fronts on an alley.

Being part of the same property conveyed to W.L. Bainbridge Company, by deed from Nashville Housing Authority of record in Book 3347, Page 541, Register's Office for Davidson County, 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 W. Claybrooks and wife, Hazel E. Claybrooks their heirs and assigns, forever.

And it do[es] covenant with the said William W. Claybrooks and wife, Hazel E. Claybrooks that it is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And W. L. Bainbridge Company do[es] further covenant and bind itself, it's successors ~~heirs~~ and representatives, to warrant and forever defend the title to the said land to the said William W. Claybrooks, and wife, Hazel E. Claybrooks their heirs and assigns against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, W.L. Bainbridge Company, a partnership, has caused this instrument ~~Witness~~xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx to be executed by a partner, duly authorized by an Instrument of record in Book 3232, Page 384 R.O.D.C., Tennessee, this 1st day of March, 1963

W. L. BAINBRIDGE COMPANY

BY: W. L. Bainbridge, III

a partner

PG 591