K 3529

WARRANTY DEED

For and in consideration of the sum of Ten and 00/100 ($10.00) - - - - - - - -

Dollars and other good and valuable considerations, paid to ~~DOLLARS~~ Andrew Ewing, Trustee, in cash by Russell B. Brecheen and wife, Sadie Pearl Brecheen, the receipt of which is hereby acknowledged, I, the said Andrew Ewing, Trustee, acting pursuant to the powers as set forth in a certain deed of record in Book 2862, page 574, and in that instrument of record in Book 3164, page 75, Register's Office for Davidson County, Tennessee, to which reference is made for the powers therein conferred upon me have bargained and sold, and by these presents do transfer and convey unto the said Russell B. Brecheen and wife, Sadie Pearl Brecheen, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Lot No. 3 on the Revised Plan of Caldwell Hall, Section I, as of record in Book 2900, pages 57,58 and 59, Register's Office for said County, to which Plan reference is made for a more complete description of said lot.

Being part of the same property conveyed to Andrew Ewing, Trustee, by instrument of record in Book 3164, page 75, Register's Office for Davidson County, Tennessee.

This conveyance is expressly subject to the following:

1. Restrictive Covenants of record in Book 2929, page 117, as amended by instrument of record in Book 2997, page 93, Register's Office for Davidson County, Tennessee.

2. The Plan of record in Book 2900, pages 57, 58 and 59, said Register's Office, shows certain setback lines and easements.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Russell B. Brecheen and wife, Sadie Pearl Brecheen, their heirs and assigns, forever.

And I do covenant with the said Russell B. Brecheen and wife, Sadie Pearl Brecheen, 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.

And I, Andrew Ewing, Trustee, do further covenant and bind myself, my successors and assigns, to warrant and forever defend the title to the said land to the said Russell B. Brecheen and wife, Sadie Pearl Brecheen, their heirs and assigns against the lawful claims of all persons, whomsoever, insofar as I, as Trustee, am authorized so to do, but not otherwise.

Witness my hand this 14th day of March, 1963

Andrew Ewing
Trustee

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