K 3531

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of Ten and No/100----------
----------($10.00)---------- DOLLARS
Cash in hand paid and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and the assumption of the unpaid balance of the mortgage executed by Arthur T. Jones and wife, Anita Horne Jones, to Calvin Cockrill Trustee, of record in Book 2573, page 520, RODC, Tennessee, which mortgage the purchasers hereby assume and agree to pay we,

ARTHUR T. JONES AND WIFE, ANITA HORNE JONES

have bargained and sold, and by these presents do transfer and convey unto WILLIAM B. ALSTON AND WIFE, VIRGINIA W. ALSTON

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 part of Lot No. 4, of Block 3 on the Plan of the Highlands of Belle Meade No. 1, as of record in Book 547, page 180, Register's Office for said County, described as follows:

Beginning on the southerly margin of Brookfield Drive at the corner of lots Nos. 3 and 4; thence with the southerly margin of said Drive, westwardly 148 feet 5 inches to an iron pin; thence south 14° 30' west 236 feet, more or less, to an iron pin in the northerly line of the property conveyed to Edith B. Covert by deed from Robert G. Benson, Trustee, of record in Book 1153, page 310, said Register's Office; thence with said line, eastwardly 78 feet 5 inches to a stake at the common corner of lots Nos. 3, 4 and 5; thence with the line between lots Nos. 3 and 4, northwardly 199 feet to the beginning.

Being the same real property conveyed to Arthur T. Jones and wife, Anita Horne Jones, by deed from Albert J. Wheeler and wife, dated April 1, 1947, filed April 9, 1947, and recorded in book 1469, page 235, 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 WILLIAM B. ALSTON AND WIFE, VIRGINIA W. ALSTON their heirs and assigns, forever.

And we do covenant with the said WILLIAM B. ALSTON AND WIFE, VIRGINIA W. ALSTON that we lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered, except as herein above stated and 1963 taxes which have been prorated and are hereby assumed by the purchasers.

And we, Arthur T. Jones and wife, Anita Horne Jones 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 B. ALSTON AND WIFE, VIRGINIA W. ALSTON their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 27th day of March, 1963.

Arthur T. Jones

Anita Horne Jones

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