K 3531

For and in consideration of the sum of Ten and No One Hundreds ($ 10.00) DOLLARS, cash in hand paid to the seller by the purchaser the receipt of which is hereby acknowledged

Malcolm L. Barrett and wife, Rachel S. Barrett

hereinafter called the Seller, has bargained and sold, and by these presents does transfer and convey unto Leon Davenport and wife, Marjorie M. Davenport

hereinafter called the Buyer, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in the second Civil District of Davidson County, Tennessee, being Lot No. 7 on the map of Bowood Heights Subdivision, as of Record in Book 2331, page 47, Register's Office for Davidson County, Tennessee.

Said Lot No. 7 fronts 95.0 feet and 19.3 feet on the easterly side of Ezell Road and extends back 341.3 feet on the southerly line and 408.0 feet on the northerly line to the rear measuring 133.0 feet thereon.

Being part of the same property conveyed to Malcolm L. Barrett and wife, Rachel S. Barrett by deed from Clinton Roy Scroggin and wife, Louise A. Scroggin of Record in Book 2262, page 426, said Register's Office.

The following restriction is herewith created and will be binding on the present and future purchasers. "All dwelling houses will be brick or brick veneer."

This conveyance is made subject to restrictive covenants and easements of record in the 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 BUYER, his heirs, successors, and assigns, forever.

And the Seller covenants with the said Buyer that he is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered. Except as aforesaid in the consideration clause and for the current year's land taxes.

And the Seller covenants and binds himself, his heirs, successors and representatives, to warrant and forever defend the title to the said land to the said Buyer, his heirs, successors and assigns against the lawful claims of all persons whomsoever.

The word "Seller" when used, is meant to include the Grantor or Grantors named in the conveying clause of this deed.

The word "Buyer" when used, is meant to include the Grantee or Grantees named in the conveying clause of this deed.

Whatever gender used shall be construed to mean any gender.

Witness our hand s this 26 day of March, 1963.

Malcolm L. Barrett

Rachel S. Barrett

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, [illegible], a Notary Public in and for the State and County aforesaid, personally appeared the within named Malcolm L. Barrett and wife, Rachel S. Barrett the bargainor(s), with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this, the 26 day of March 1963.

[illegible]
Notary Public

My commission expires: [illegible], 1965

NOTARY PUBLIC DAVIDSON CO.

MAIL TO
Barnett Realty Co.
776 Murfreesboro Rd.

WARRANTY DEED

From 54444
Malcolm L. Barrett and wife,
Rachel S. Barrett

To
Leon Davenport and wife,
Marjorie M. Davenport

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record
this 27 day of MAR A.D. 1963
at 9:30 o'clock A.M.
Recorded in Book 3812 Page 259
Recording Fee $2.00
Witness my hand
Register
By [illegible] D.C.
Deputy Register

Tom G. Coleman, Jr.
303 Stahlman Bldg.
Nashville, Tennessee

G 259