K 3534

WARRANTY DEED

For and in consideration of the sum of

-----Ten Dollars ----($10.00)----- DOLLARS

cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, we, William L. Bricka and wife, Joyce Dean Bricka,

have bargained and sold, and by these presents do transfer and convey unto the said Felix C. Byrd and wife, Frances Engle Byrd

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Lot 465 on the Plan of Bellshire Estates, Section "B" of record in Book 2331, page 128, & 129, Register's Office, Davidson County, Tennessee. Said Lot 465 Fronts 127.6 feet on the easterly side of Cheshire Drive and runs back 179.9 feet on the southerly line to a point, thence in a northerly direction with the westerly line of lot 351 and 353, 168.1 feet to a point, thence in a northwesterly direction with the southwesterly line of lot 468, 69 feet to a point, thence westerly with the southerly line of lot 467, 139.3 feet to a point in the easterly margin of Cheshire Drive, thence with said Drive, southerly 127.6 feet to the point of beginning.

Being the same property conveyed to William L. Bricka and wife, Joyce Dean Bricka, by deed from Gaines & Gregory Construction Company, Inc. of record in Book 2801, page 287, R. O. D. C.

This conveyance is made subject to ten foot easement for public utility purposes along northerly and easterly lines of premises, anchor easement at southwest corner, 75 foot building setback line from Cheshire Drive, and conditions of owners certificate, as shown on plan of record in Book 2331, pages 128 and 129, R. O. D. C., and restrictions of record in book 2542, page 415, R. O. D. C.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Felix C. Byrd and wife, Frances Engle Byrd heirs and assigns, forever.

And we do covenant with the said Felix C. Byrd and wife, Frances Engle Byrd that we are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And we, William L. Bricka and wife, Joyce Dean Bricka do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Felix C. Byrd and wife, Frances Engle Byrd their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 15th day of April, 19 63

William L. Bricka

Joyce Dean Bricka

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