K 3534

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) and no/100 - *DOLLARS*
cash in hand paid by William J. Chesnut and wife, Janis G. Chesnut, and other valuable and sufficient considerations accepted as cash, the receipt of all of which is hereby acknowledged,

We, N. C. Dunn, Jr. and wife, Ruth B. Dunn *have bargained and sold, and by these presents do transfer and convey unto the said* William J. Chesnut and wife, Janis G. Chesnut, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:*

Being lot No. 33 on the Plan of Brentview Hills, as of record in book 3300, page 44, Register's Office for said County.
Said lot No. 33 fronts 144.8 feet on the westerly side of Stallworth Drive, and extends back 202.3 feet on the northerly line and 203.1 feet on the southerly line, to a dead line in the rear on which it measures 147.21 feet.
Being the same real property conveyed to N. C. Dunn, Jr. by deed from Brentview Development Company, a partnership composed of N. C. Dunn, Jr. and Mid-South Mortgage Corporation, of record in book 3460, page 87, said Register's Office.

This conveyance is made subject to 20-foot public utility easement along rear line of premises, 60-foot building setback line from Stallworth Drive, anchor easement at the southeast and northeast corners of premises, and conditions of owners certificate, as shown on plan of record in book 3300, pages 43 and 44; and restrictive covenants contained in instrument of record in book 3345, page 205, said Register's Office.

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 J. Chesnut and wife, Janis G. Chesnut, their *heirs and assigns, forever.*

And we *do covenant with the said* William J. Chesnut and wife, Janis G. Chesnut *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,* except 1963 taxes, which are pro-rated and assumed by purchasers.

And we *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 J. Chesnut and wife, Janis G. Chesnut their *heirs and assigns against the lawful claims of all persons, whomsoever.*
Witness our *hand*s *this* 19 *day of* April, 19 63, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

N. C. Dunn Jr
Ruth B. Dunn

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Alice McMahon, *a Notary Public in and for said County and State,* N. C. Dunn, Jr. and wife, Ruth B. Dunn *the within named 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* 19 *day of* April, 19 63.

Alice McMahon *Notary Public*

Commission expires April 25, 1966

PG 467