BK 3538

Book 3538 Pg 77

WARRANTY DEED — ATTORNEYS TITLE COMPANY

INFORMATION FOR METROPOLITAN TAX ASSESSOR: Tax Parcel No. 12D 54389
SEND TAX NOTICES TO: Kimbrough-Kavanaugh and Associates
ADDRESS: 416 Union Street, Nashville 3, Tenn.

For and in Consideration of the sum of - - - - - - - - - - - $10.00 - - - - - - - - - -
- - - - - - - - - - - - - - - - - TEN AND NO/100 - - - - - - - - - - - - - - - - DOLLARS
Cash in hand paid and other good and valuable considerations, receipt of which is hereby acknowledged, and the assumption of a Deed of Trust to Miller Kimbrough, Trustee, of record in Book 3326, page 407, Register's Office for Davidson County, Tennessee,

We, James Edward Stewart and wife, Ann M. Stewart,

_____ have bargained and sold, and by these presents do transfer and convey unto the said James Drake and wife, Bessie Virginia Drake, 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 Lot No. 240 on the Plan of Parkwood Estates, Section 2, of record in Book 3300, page 5, Register's Office for Davidson County, Tennessee.

Said Lot No. 240 fronts 75.0 feet on the westerly margin of Moorewood Drive and runs back between lines measuring 135.77 feet on the northerly side and 136.54 feet on the southerly side to a dead line in the rear on which it measures 75.0 feet.

Being the same property conveyed to James Edward Stewart and wife, Ann M. Stewart, by deed from Gaines Home Building Corporation, of record in Book 3315, page 637, said Register's Office.

This conveyance is subject to restrictive covenants of record in Book 3249, page 345, and amended in Book 3309, page 615, 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 James Drake and wife, Bessie Virginia Drake, their _____ heirs and assigns, forever.

And we do covenant with the said James Drake and wife, Bessie Virginia Drake _____ 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, James Edward Stewart and wife, Ann M. Stewart, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said James Drake and wife, Bessie Virginia Drake their _____ heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 15th day of May, 1963

James Edward Stewart
James Edward Stewart

Ann M. Stewart
Ann M. Stewart

PG 77