BK 3538

For and in consideration of the sum of $ 10.00 - - - - - - - - - - - - - - - -

Ten and No/100 - DOLLARS

Cash in hand paid by William F. Teasley, Jr. and wife, Nancy Hines Teasley and other good and valuable considerations accepted as cash, the receipt of all of which are hereby acknowledged,

I, Virginia Grimes Burgess,

have bargained and sold, and by these presents do transfer and convey unto the said William F. Teasley, Jr. and wife, Nancy Hines Teasley

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. 3 on the Plan of Echo Hills, Addition No. 1, of record in Book 2663, page 48, Register's Office for said County. Said lot fronts 238 feet on the west side of Everett Drive and runs back 169 feet on the north line and 169.1 feet on the south line to a dead line in the rear on which it measures 238 feet.

Being the same property conveyed to Virginia Grimes Burgess by deed from Semple Investment Company, a Tennessee Corporation, of record in Book 3129, page 39, said Register's Office. This tract is improved and known as 4511 Everett Drive, Nashville 12, Tennessee.

This conveyance is made subject to restrictions filed for record prior to February 15, 1950 in Book 1449, page 155, and in Book 1449, page 213 and in Book 1723, page 115; and also, the recorded plan shows an Owner's Certificate, a 120 foot set-back line from Everett Drive and a 10 foot easement for public utilities along the westerly rear line of the lot.

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 F. Teasley, Jr. and wife, Nancy Hines Teasley

their heirs and assigns, forever.

And I do covenant with the said William F. Teasley, Jr. and wife, Nancy Hines Teasley that I am 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 have been prorated and assumed by the Buyers.

And I, Virginia Grimes Burgess

do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said William F. Teasley, Jr. and wife, Nancy Hines Teasley

their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 29th day of April, 1963

Virginia Grimes Burgess

STATE OF TENNESSEE)
DAVIDSON COUNTY)

Personally appeared before me, Nella C. Clement, a Notary Public in and for said County and State, the within named Virginia Grimes Burgess

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 29th day of April, 1963.

My Commission Expires August 14, 1965

Nella C. Clement
Notary Public

TENNESSEE TITLE COMPANY

Warranty Deed

From Virginia Grimes Burgess

62902

To William F. Teasley, Jr. and wife Nancy Hines Teasley

REGISTER'S OFFICE STATE OF TENNESSEE DAVIDSON COUNTY Received for record 15 day of MAY A.D. 1963 at 11:20 o'clock M. Noted in Book 1705 Page 221 Recorded in Book 3538 Page 179 Recording Fee $2.00 Register Deputy Register

DOCUMENTARY

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