BK 3538

WARRANTY DEED

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, paid by the grantees, the receipt of which is hereby acknowledged,

We, Catherine Kimbrough Thweatt and husband, Dan Thweatt

have bargained and sold, and by these presents do transfer and convey unto the said Charles B. Dickson and wife, Rose Marie B. Tinkley Dickson, their

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

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Allison Heights, as of record in book 2330, page 142, Register's Office for said County.

Said lot No. 4 fronts 70.3 feet on the east side of Glynda Drive, and runs back 249.9 feet on the north line and 279.2 feet on the south line to a dead line in the rear, measuring 90.3 feet thereon, said south line being a broken line.

Being the same real property conveyed to Macon M. Kimbrough, Jr., and wife, Catherine Kimbrough, by deed from James P. Dalton and wife, of record in book 2794, page 457, said Register's Office, the said Macon M. Kimbrough, Jr., having since died.

This conveyance is made subject to 10'utility easement along rear line of premises, and a 40 foot minimum building setback line from Glynda Drive, of record in book 2330, page 142, Register's Office for Davidson County, Tennessee, and restrictive covenants of record in book 2742, page 63, 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 Charles B. Dickson and wife, Rose Marie B. Tinkley Dickson, their

heirs and assigns, forever.

And we *do covenant with the said* Charles B. Dickson and wife, Rose Marie B. Tinkley Dickson

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 for the 1963 State and County taxes, which have been pro-rated and assumed by the grantees herein.

And we, Catherine Kimbrough Thweatt and husband, Dan Thweatt

do further covenant and bind ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Charles B. Dickson and wife, Rose Marie Tinkley Dickson, their *heirs and assigns against the lawful claims of all persons, whomsoever.*

Witness our *hand* s *this* 9th *day of* May, *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.~~

Catherine Kimbrough Thweatt

Dan Thweatt

STATE OF ~~TENNESSEE~~ FLORIDA
COUNTY OF ~~DAVIDSON~~

Personally appeared before me, Mary Ann Koontz, *a Notary Public in and for said County and State,* Bradenton, Florida, Catherine Kimbrough Thweatt and Dan Thweatt

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 Bradenton, Florida ~~TENNESSEE~~ *this* 23 *day of* May *in* 63.

Notary Public, State of Florida at Large
My Commission Expires March 14, 1966
Bonded by American Surety Co. of N. Y.

Commission expires Mary Ann Koontz *Notary Public*

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