BK 3538

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of $5,000.00
FIVE THOUSAND AND NO/100 - - - - - - - - - - - - - - - - - - - - - - - - DOLLARS

Paid to the Church of St. Pius X by Ernest C. Brien and wife, Reba Brien, the receipt of which is hereby acknowledged, I, Mrs. Dorothy P. Trauernicht

have bargained and sold, and by these presents do transfer and convey unto the said Ernest C. Brien and wife, Reba Brien

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

Being land in the 12th Civil District of Davidson County, Tennessee; being part of the land formerly known as the Joe Boyd as shown on an unregistered copy of a survey made April 3, 1958 by George W. Watkins, surveyor, and diescribed as follows:

Beginning at the North East Corner of a tract of land conveyed by Mrs. Count Boyd to A. L. Story as of record in Book 3151, Page 47, R.O.D.C. and on the west side of Buena Vista Pike; thence with the Westerly margin of said pike North 12 degrees West, 200 feet, thence South 71 degrees, 30 minutes west, 280.4 feet to a point; thence South 20 degrees, 30 minutes East, 220 feet to a point in the said A. L. Story's Northerly boundary line; thence with the said Story's Northerly boundary North 71 degrees, 30 minutes East, 207 feet to point of beginning and containing .7/100 acre. This being part of the same property conveyed by deed by ~~XXXXX~~ Verdie Wright et ux to Mrs. Dorothy P Trauernicht dated October 10, 1956, filed for record October 31, 1956, in Book 3010, Page 38, R.O.D.C. 1956, being part of the same property as described in deed Brodie to Wright in Book 3010, Page [illegible] R.O.D.C.

Taxes for 1959 to be prorated

Restrictive Covenants, Homelands, Inc., filed for record prior to February 10, 1960 Book 4155, Page 040, 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 Ernest C. Brien, and wife, Reba Brien

their heirs and assigns, forever.

And I do covenant with the said Ernest C Brien, and wife, Reba Brien

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.

And I

do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Ernest C. Brien, and wife, Reba Brien

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

Witness my hand this 2nd day of May, 1960

Mrs Dorothy P Trauernicht

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