BK 3570

WARRANTY DEED

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

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

Ten and No/100 ----------($10.00)---------- DOLLARS

Cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged, and in further consideration the grantees, Arthur R. Townes and wife, Rosa Mary Townes have assumed and agreed to pay the remaining unpaid balance of a certain note which is secured by a deed of trust, executed by Henry H. Bennett, Jr., and wife, to James E. Malone, Trustee, of record in Book 3349, page 531, Register's Office for Davidson County, Tennessee, reference to which said instrument is here made for a more particular description of said note and the terms and conditions of said deed of trust, the obligations of which are assumed by the grantees.

We, Roy Manning O'Connor and wife, Domitila O'Connor

have bargained and sold, and by these presents do transfer and convey unto the said Arthur R. Townes and wife Rosa Mary Townes

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. 319 on the Plan of Section Iv, Hermitage Hills Subdivision, as of record in Book 2900, page 136, Register's Office for said County.

Said Lot No. 319 fronts 78.4 feet on the north side of Bonnaside Drive, and runs back 155.1 feet on the west line and 167.4 feet on the east line to a dead line in the rear on which it measures 86.5 feet.

Being the same property conveyed to Roy Manning O'Connor and wife, Domitila O'Connor, by deed from W. A. Jones and wife, Bobbie Pearl Jones, of record in Book 3430, page 371, Register's Office for Davidson County, Tennessee.

The above described property is conveyed subject to restrictions of record in Book 3181, page 587, and conditions on the plan of record in Book 2900, page 136, Register's Office for said County.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Arthur R. Townes and wife, Rosa Mary Townes

their heirs and assigns, forever.

And we do covenant with the said Arthur R. Townes and wife, Rosa Mary Townes

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 as hereinabove set out.

And we, Roy Manning O'Connor and wife, Domitila O' Connor

do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Arthur R. Townes and wife, Rosa Mary Townes

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

Witness our hand s this 21st day of March 1963

Roy M. O'Connor

Domitila O'Connor

Notary 3-27-63
Robert S. Williams
My Commission Expires 6-1-63

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