K 3572

...DOLLARS

cash in hand paid by Robert Kenneth Spillers and wife, Shirley T. Spillers

hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, we, ANDREW BUING, TRUSTEE, pursuant to the power and authority vested in me by deed of record in Book 3375, page 188, Watkins's Addition, Davidson County, Tennessee,

hereinafter referred to as the GRANTORS have bargained and sold, and by these presents do transfer and convey unto the said GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No.245 on the Plan of Section I, Hermosa Gardens, of record in Book 3300, page 91, Register's Office, for said County.

Said Lot fronts 55 feet on the easterly side of Grove Drive and runs back 123.33 feet on the northerly line and 122.39 feet on the southerly line to a dead line in the rear on which it measures 59.22 feet.

Being part of the property that was conveyed to ANDREW BUING, TRUSTEE, aforesaid, by deed from E. D. Chappell and wife, of record in Book 3375, page 188, said Register's Office.

Said property is conveyed subject to restrictive covenants of record in Book 3465, page 403, said Register's Office, and to easements, cash-back lines and other provisions of the Plan of record in Book 3300, page 91, said Register's Office, to which reference is here made.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. And we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unincumbered, unless otherwise hereinbefore noted. And we further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns forever against the lawful claims of all persons whomsoever, insofar as I, as Trustee, am authorized so to do but no further and not otherwise.

Witness our hands this 15th day of January, 19 63

Andrew Buing, Trustee

STATE OF TENNESSEE
DAVIDSON COUNTY

STATE TAX $ 16.50
PROBATE
TOTAL $ 17.04

Personally appeared before me, Betty Peace, a Notary Public in and for said County and State, the within named Andrew Buing, Trustee, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 15th day of January, 1963.

JAN 22 1963

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

Betty Peace
Notary Public

My commission expires: [illegible], 1966

Warranty Deed

Andrew Buing, Trustee

to

Robert Kenneth Spillers and wife, Shirley T. Spillers

Filed 68027

(111.05.00)

RECEIVED
JAN 22 1963
REGISTER'S OFFICE
DAVIDSON COUNTY, TENN.

Recorded in Book 3572 page 440
Davidson County, Tennessee
R. E. WORRALL, Register

PG 440