K 3573

WARRANTY DEED

For and in consideration of the sum of ELEVEN THOUSAND, NINE HUNDRED FIFTY AND 00/100 ($11,950.00)----------*DOLLARS* paid and to be paid by Oakley J. Campbell and wife, Mona L. Campbell, as follows, to-wit: The sum of Two Thousand, Two Hundred Thirty-three and 48/100 ($2,233.48) Dollars in cash, the receipt of which is hereby acknowledged; and for the balance of $9,716.52 they assume and agree to pay the unpaid balance of that sum on note dated Nov. 25, 1958, for $10,450.00, with interest at 5½% per annum, both principal and interest payable $57.79 monthly, beginning Jan. 1, 1959, secured by deed of trust to Miller Kimbrough, Trustee, of record in Book 2674, page 445, Register's Office for Davidson County, Tennessee, we, Brandon S. Jones and wife, Mary N. Jones, *have bargained and sold, and by these presents do transfer and convey unto the said* Oakley J. Campbell and wife, Mona L. Campbell, 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. 68 on the Plan of Section V, Locustwood of record in Book 2663, page 43, Register's Office for said County.

Said Lot No. 68 fronts 134.3 feet on the west side of Creekside Drive and extends back 283.4 feet on the north line and 218.2 feet on the south line to a dead line in the rear on which it measures 158.1 feet.

Being the same property conveyed to Brandon S. Jones and wife, Mary N. Jones, by deed from Continental Development Corporation, of record in Book 2856, page 201, said Register's Office.

This conveyance is made subject to a 30 foot set-back line from Creekside Drive, and a 10 foot easement for public utilities along the west rear line and the south side line, as shown by the plan of record in Book 2663, page 43, Register's Office for Davidson County, Tennessee, and to the restrictive covenants contained in instrument of record in Book 2739, page 397, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Oakley J. Campbell and wife, Mona L. Campbell, their *heirs and assigns, forever.*

And we *do covenant with the said* Oakley J. Campbell and wife, Mona L. Campbell, *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 by aforementioned unpaid balance on note and 1963 taxes, assumed by grantees.

And we, Brandon S. Jones and wife, Mary N. Jones, *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Oakley J. Campbell and wife, Mona L. Campbell, their *heirs and assigns against the lawful claims of all persons, whomsoever.*

Witness our *hand* s *this* 19th *day of* June, *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.*

Brandon S. Jones

Mary N. Jones

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, J. H. Watkins, a Notary Public in and for said County and State, personally appeared Brandon S. Jones and wife, Mary N. Jones, the bargainor named herein, 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 Nashville, Tennessee, this 19th day of June, 1963.

J. H. Watkins Jr. Notary Public

Commission expires July 24 1966

G 511