BK 3577

TENNESSEE TITLE COMPANY

For and in consideration of the sum of ($10.00)

----------Ten and No/100----------DOLLARS

cash in hand paid by Charles L. Bennett and wife, Gerda C. Bennett

hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, we, Maurice Karr and wife, Joy Karr

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. 302 on the Plan of Cloverbrook, Section V, of record in Book 2133, page 88, Register's Office for said County.

Beginning at a point on the westerly margin of Braidwood Drive at the common corner of Lots 302 and 303; thence with the line between said lots, westerly 111 feet to a point at a corner of Lot 301-A; thence with the line between Lots 302 and 301-A, northerly 107 feet to the southerly [illegible] Drive; thence with the margin of said Drive easterly [illegible] the beginning of a curve; thence along said curve, southeasterly 31.42 feet to the westerly margin of Braidwood Drive; thence with the margin of said Drive southerly 100 feet to the beginning.

Being the same property conveyed to Maurice Karr and wife, Joy Karr by deed from Fidelity Federal Savings & Loan Association, of record in Book 3458, page 223, said Register's Office.

This conveyance is subject to restrictions recorded in Book 1583, page 423, Book 2145, page 261, [illegible]; and to the easements and limitations shown on the Map of Record, page 88, Register's Office for said County.

[illegible] title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever, and we do hereby covenant that we are lawfully seized and possessed of said land in fee simple; have a good right [illegible] hereinbefore set out. And we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the said GRANTEES, their heirs and assigns against the lawful claims of all persons whomsoever.

Whenever [illegible] of any gender shall be applicable to all genders.

Witness our hands this [illegible] day of July, 1963

Witness: [illegible]

Joy Karr

Maurice Karr

Maurice Karr

Joy Karr

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, [illegible], a Notary Public in and for said County and State, the within named Maurice Karr and wife, Joy Karr, the bargainors, 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, this 5th day of July, 1963.

STATE TAX $ 14.93
PROBATE
TOTAL $ 15.43

Commission expires [illegible]

Notary Public.

TENNESSEE TITLE COMPANY

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record
July 8 A.D. 1963
2:32 o'clock P.M.
and recorded in Book 3577
Recording Fee $ 2.00

(Mortgage Notes)

CHARLES L. BENNETT
TO
MAURICE KARR ET UX

PG 65