74293

WARRANTY DEED

FROM

Allene Vivrett et al.

TO

R. B. J. Campbell, Jr. et ux.

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 13th day
of Jan. A.D. 1963
at 3:47 o'clock P.M.
Noted in Book 1115 Page 474
Recording Fee $2.00
Register
Deputy M.C.

Gu... Kn...

For and in Consideration of the sum of Ten and no/100 ($10.00) *DOLLARS*

cash in hand paid by R. B. J. Campbell, Jr. and wife, Marjorie Campbell, and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

We, Allene Vivrett, Frances Vivrett Gunn, Joseph Vivrett and Raymond Vivrett,

have bargained and sold, and by these presents do transfer and convey unto the said R. B. J. Campbell, Jr. and wife, Marjorie Campbell, 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. 1 on the Plan of the Resubdivision of part of lot No. 40 as shown on the Waverly Place Plan, as of record in book 3500, page 41, Register's Office for said County, described as follows:
Beginning on the northerly margin of Benton Avenue at the corner of lots Nos. 1 and 2; thence with said Avenue north 86° 38' west 26.12 feet to the beginning of a curve; thence around said curve with a radius of 25 feet northwestwardly 36.13 feet to an iron pin in concrete on the easterly margin of 10th Avenue South; thence with said Avenue north 0° 42' east 126.12 feet to the corner of lots Nos. 2 and 3; thence with the line between said two lots south 86° 38' east 50 feet to the corner of lots Nos. 1 and 2; thence with the line between said two lots south 0° 42' west 150 feet to the beginning.
Said property was devised to Allene Vivrett for life with remainder in Frances Vivrett Gunn, Joseph Vivrett and Raymond Vivrett, by will of E. W. Vivrett, deceased, of record in Will Book 60, page 22, County Court for said County.

This conveyance is made subject to 10-foot easement for public utilities along rear line of premises, and conditions of owners certificate, as shown on plan of record in book 3500, page 41, Register's Office for Davidson County, Tennessee, and to restrictive covenant of record in book 121, page 309, said Register's Office.

To Have and to Hold the said [illegible] *thereto belonging to the said* R. B. J. Campbell, Jr. and wife, Marjorie Campbell, their *heirs and assigns, forever.*

And We *do covenant with the said* R. B. J. Campbell, Jr. and wife, Marjorie 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 unincumbered.*, except taxes for 1963 which are prorated and assumed by the grantees.