K 3640

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

cash in hand paid by Floyd L. Bryant, Dora Turner Bryant, and other good and valuable considerations, receipt of all of which is hereby acknowledged,

I, Dixie R. Butts, a widow,

have bargained and sold, and by these presents do transfer and convey unto the said Floyd L. Bryant and wife, Dora Turner Bryant, their

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being lot No. 104 on the Plan of Oak Hill Valley Subdivision, as of record in book 1835, pages 15 and 16, Register's Office for said County.
Said lot No. 104 fronts 158 feet on the northerly side of Van Leer Drive and runs back 286.57 feet on the easterly line and 265.30 feet on the westerly line to a dead line, measuring 159.23 feet thereon.
Being the same real property conveyed to M. C. Butts and wife, Dixie R. Butts, by deed from Vern I. Salisbury and wife, of record in book 3611, page 67, said Register's Office, the said M. C. Butts having since died.

This conveyance is made subject to 10-foot easement for public utility purposes along rear line of premises, 75-foot building setback line from Van Leer Drive, and conditions of owners certificate, as shown on plan of record in book 1835, pages 15 and 16, Register's Office for said County; restrictive covenants of record in book 931, page 53, book 1788, page 186, and book 1809, page 539, 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 Floyd L. Bryant and wife, Dora Turner Bryant, their heirs and assigns, forever.

And I do covenant with the said Floyd L. Bryant and wife, Dora Turner Bryant, that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered, except taxes for 1963 which are prorated and assumed by the grantees.

And I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Floyd L. Bryant and wife, Dora Turner Bryant, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 2nd day of October, 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.

Dixie R. Butts

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Alice McMahon, a Notary Public in and for said County and State, Dixie R. Butts, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 2 day of October, 19 63

Alice McMahon, Notary Public

Commission expires April 25, 1966

WARRANTY DEED
FROM Dixie R. Butts
TO Floyd L. Bryant et ux
89388

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record Oct 31 1963 at 3:01 P.M.
Noted in Book 1806 Page 685
Recorded in Book Page
Recording Fee $2.00
Register
Deputy Reg.

Compliments of Guaranty Title Co.

G 637