K 3642

WARRANTY DEED

For and in consideration of the sum of ($10.00) - - - - - - - - - - - - - - - - TEN AND NO/100 - - - - - - - - - - - - - - - - *DOLLARS*

cash in hand paid and other good and valuable considerations, paid by the grantees, the receipt of which is hereby acknowledged,

We, William Neely and wife, Hattie L. Neely,

have bargained and sold, and by these presents do transfer and convey unto the said James G. Eaden and wife, Ann A. Eaden, 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. 15 on the Plan of Crest Meade Subdivision, Section 1, as of record in book 2331, page 153, Register's Office for said County.

Said lot No. 15 fronts 147.7 feet on the westerly side of Clematis Drive and runs back 403.2 feet on the northerly line and 323.1 feet on the southerly line to a dead line, measuring 125 feet thereon.

Being the same real property conveyed to William Neely and wife, Hattie L. Neely, by deed from Gordon A. Lovell, dated November 7, 1958, filed November 12, 1958, and recorded in book 2813, page 257, said Register's Office.

This conveyance is made subject to restrictions of record in book 2602, page 129, Register's Office for Davidson County, Tennessee, and ten-foot easement for public utility purposes along northerly and rear lines of premises, anchor easement at southeast corner, 60-foot building setback line from Clematis Drive, and conditions of owners certificate, as shown on plan of record in book 2331, page 153, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said James G. Eaden and wife, Ann A. Eaden, their *heirs and assigns, forever.*

And we *do covenant with the said* James G. Eaden and wife, Ann A. Eaden *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 for the 1963 State and County taxes, which have been pro-rated and assumed by the grantees herein.

And we, William Neely and wife, Hattie L. Neely *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* James G. Eaden and wife, Ann A. Eaden, their *heirs and assigns against the lawful claims of all persons, whomsoever.*

Witness our *hand* s *this* 11th *day of* October, *19* 63.

William Neely

Hattie L. Neely

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Hugh J. Bradley, *a Notary Public in and for said County and State,* William Neely and Hattie L. Neely, *the within named 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, *Tennessee, this* 11th *day of* October, *19* 63.

Hugh J. Bradley, *Notary Public*

Commission expires April 10, 1967.

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