BK 3670

WARRANTY DEED

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of $10.00

TEN AND NO/100 DOLLARS

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

we, J. H. BRYAN AND WIFE, DIMPLE C. BRYAN,

have bargained and sold, and by these presents do transfer and convey unto the said GERALD ROBERTS AND WIFE, LILLIAN A. ROBERTS,

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

Land in the City of Lakewood being part of Lot No. 10, Life and Casualty Insurance Company's Subdivision, not of record, described according to a revised survey by Hickerson & Hickerson, Engineers, October 21, 1963, as follows:

Beginning on the westerly margin at the northeast corner of the property conveyed to E. C. Bivins and wife by deed from F. A. Nichols and wife, of record in Book 1644, Page 459, Register's Office for said County; running thence with Bivins' northerly line North 50° 05' West 121.1 feet to an iron pin in old established fence line; thence North 27° 30' East 145.5 feet with said old fence to an iron pin in the southerly right of way of the Tennessee Central Railway; thence South 50° 20' East 130.4 feet with said right of way to an iron pin in the westerly margin of said Avenue; thence with the margin of said Avenue South 28° 34' West 145 feet to the beginning.

Being a portion of the same property conveyed to J. H. Bryan and wife, Dimple C. Bryan, by deed from Frances Louise Nichols Tate, Jessie Virginia Nichols Jones, Alfred Allen Nichols, Dave Howard Nichols and Herbert Edward Nichols, of record in Book 3570, Page 400, Register's Office for said County.

This conveyance is made subject to a 14 foot easement for ingress and egress granted to Henry Garrett Tate and wife, as described in deed of record in Book 2811, Page 159, said Register's Office; and to easements for sewer line now on saidproperty reserved for the common use of other Dupontonia property with full right and privilege to make any connection thereto, as described in deed of record in Book 989, Page 135, 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 Gerald Roberts and wife, Lillian A. Roberts, their heirs and assigns, forever.

And we do covenant with the said Gerald Roberts and wife, Lillian A. Roberts, 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.

And we, J. H. Bryan and wife, Dimple C. Bryan, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Gerald Roberts and wife, Lillian A. Roberts, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 23rd day of December, 1963

J. H. Bryan

Dimple C. Bryan

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