BK 3678

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. LLOYD ALLEN and wife, MYRTICE K. ALLEN,

have bargained and sold, and by these presents do transfer and convey unto EVELYN W. SWEENEY

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

BEING Lot No. 110 on the Plan of Sherry Heights, Section III, as of record in Book 2331, Pages 126 and 127, Register's Office for said County.

Said Lot No. 110 fronts 86.5 feet on the westerly side of Port Drive and runs back between lines 291.0 feet on the northerly line and 250.0 feet on the southerly line to a dead line in the rear on which it measures 180.5 feet.

Being the same property conveyed to J. Lloyd Allen and wife, Myrtice K. Allen, by deed from Wilma Goldstein Goldberg, Alan Bubis and Reynold Bubis, of record in Book 3028, Page 551, Register's Office for said County.

This conveyance is made subject to:

1. Restrictive covenants of record in Book 2543, Page 437, said Register's Office.
2. The plan of record in Book 2331, Pages 126 and 127, said Register's Office shows an owner's certificate, a 175 foot minimum building setback line from Port Drive, and a 10-foot easement for public utility purposes along the south and rear lines of said lot, and a 2.5 x 20 foot utility anchor easement located on the northeast corner of said lot.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Evelyn W. Sweeney her heirs and assigns, forever.

And we do covenant with the said Evelyn W. Sweeney 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. Lloyd Allen and wife, Myrtice K. Allen, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Evelyn W. Sweeney her heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 18th day of January, 19 61

J. Lloyd Allen

Myrtice K. Allen

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