BK 3679

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of Fourteen Thousand and No/100 ---------- ($14,000.00) ---------- DOLLARS

Cash in hand paid by Donald E. Saunders and wife, Betty Saunders, the receipt of which is hereby acknowledged, we,

G. H. Todd and H. B. Sheets

have bargained and sold, and by these presents do transfer and convey unto the said Donald E. Saunders and wife, Betty Saunders

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

Land in Davidson County, Tennessee, being Lot No. 1329 on the Plan of Charlotte Park, Section 17, as of record in Book 3600, pages 21 and 22, Register's Office for said County.

Said Lot No. 1329 fronts 74.0 feet on the northerly side of Continental Drive and extends back 159.1 feet on the westerly line and 154.7 feet on the easterly line to a dead line in the rear measuring 79.80 feet thereon.

Being part of the same property conveyed to G. H. Todd and H. B. Sheets, by deed from Consolidated Developments, Inc., of record in Book 3643, page 161, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictive covenants, easements and set back lines that are applicable to the above described property.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Donald E. Saunders and wife, Betty Saunders their heirs and assigns, forever.

And we do covenant with the said Donald E. Saunders and wife, Betty Saunders 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 1964 taxes which have been prorated and are hereby assumed by the purchasers.

And we, G. H. Todd and H. B. Sheets do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Donald E. Saunders and wife, Betty Saunders their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 21st day of February, 1964

G. H. Todd

H. B. Sheets

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