BK 3702

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ---------- ($10.00) ---------- *DOLLARS* cash in hand paid by Ben Wilson Bellenfant and wife, Sadie Lee Bellenfant, and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

We, Clay O. Huskey and wife, Evelyn W. Huskey,

have bargained and sold, and by these presents do transfer and convey unto the said Ben Wilson Bellenfant and wife, Sadie Lee Bellenfant, their

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

Land in the 6th Civil District of said County and State, being lot No. 80 on the Plan of McMurray Woods, Section 3, as of record in book 3300, page 83, Register's Office for said County.
Said lot No. 80 fronts 125 feet on the northerly side of Woodett Road and extends back between lines 199.7 feet on the easterly line and 131.2 feet on the westerly line to a dead line in the rear, measuring 142.2 feet thereon.
Being the same real property conveyed to Clay O. Huskey by deed from McDowell Real Estate Corp., of record in book 3612, page 133, Register's Office for said County.

This conveyance is made subject to 10-foot utility easement along the easterly and rear lines of premises, 60-foot building setback line from Woodett Road, and conditions of owners certificate, as shown on plan of record in book 3300, page 83, Register's Office for Davidson County, Tennessee, and to restrictive covenants contained in an instrument of record in book 3436, page 411, Register's Office for said County.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Ben Wilson Bellenfant and wife, Sadie Lee Bellenfant, their *heirs and assigns, forever.*

And we *do covenant with the said* Ben Wilson Bellenfant and wife, Sadie Lee Bellenfant *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 taxes for the year 1964 which are prorated and assumed by grantees.

And we, Clay O. Huskey and wife, Evelyn W. Huskey *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Ben Wilson Bellenfant and wife, Sadie Lee Bellenfant, their *heirs and assigns against the lawful claims of all persons, whomsoever.*
Witness our *hands this* 28th *day of* February, 1964, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Clay O Huskey

Evelyn W. Huskey

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, [illegible], *a Notary Public in and for said County and State,* Clay O. Huskey and wife, Evelyn W. Huskey

the within named bargainor S, *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* [illegible] *day of* March, 1964.

RICHARD A. SWEENEY NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Commission expires May 22 1967

[illegible] D. Sweeney *Notary Public*

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