BK 3702

TENNESSEE TITLE COMPANY

For and in consideration of the sum of Ten and No/100 ---------- DOLLARS ($10.00)

cash in hand paid by William Oliver Thweatt and wife, Coralie B. Thweatt

hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, we, Irvin Wolf and wife, Mary K. Wolf

hereinafter referred to as the GRANTORS have bargained and sold, and by these presents do transfer and convey unto the said GRANTEES, 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 part of an unnumbered tract marked "For Future Development," on the easterly side of Sunnybrook Drive, as shown on the Plan of a Re-subdivision of Part of Royal Oaks Subdivision, as of record in Book 1424, page 31, Register's Office for said County, and described as follows:

BEGINNING at a point on the easterly margin of Sunnybrook Drive, at the southwest corner of Lot No. 13 on said Subdivision plan, and the northwest corner of this tract; thence with the south line of Lot 13, eastwardly 308.44 feet to a point in the westerly line of Esteswood Subdivision, as of record in Book 974, page 31, said Register's Office; thence with the line of said subdivision, southwardly 154 feet more or less to a point at the northeast corner of the lot conveyed to Pauline Sender, et al, by deed from Irvin Wolf and wife, as of record in Book 2092, page 101; thence along Sender's north line, westwardly 306 feet more or less to a point on the easterly margin of Sunnybrook Drive; thence with the margin of the same, northerly 156 feet more or less to the point of beginning.

Being part of the property conveyed to Irvin Wolf and wife, Mary K. Wolf, by deed from Royal Oaks Land Company, as of record in Book 2037, page 77, said Register's Office.

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

The 1964 taxes have been prorated and are hereby assumed by the purchasers.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. And we do covenant with the said GRANTEES 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, unless otherwise herein set out. And we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 4th day of March, 19 64

Irvin Wolf

Mary K. Wolf

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, A. M. Tenison, a Notary Public in and for said County and State, the within named Irvin Wolf and wife, Mary K. Wolf

STATE TAX $ 47.25
PROBATE .50
TOTAL $ 47.75

the bargainor, 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 4th day of March, 19 64.

JOHN E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

Commission expires February 1, 1965

A. M. Tenison
Notary Public.

TENNESSEE TITLE COMPANY

Warranty Deed

From 17418

IRVIN WOLF AND WIFE,

MARY K. WOLF

To

WILLIAM OLIVER THWEATT AND WIFE,

CORALIE B. THWEATT

GUARANTY TITLE SERVICE, NASHVILLE

STATE OF TENNESSEE }
DAVIDSON COUNTY }

Received for record 5 1 day of MAR A.D. 1964 at 2:10 o'clock P M
Noted in Book 1424 Page 219
Recorded in Book 2100 Page
Recording Fee $ 2.00

John E. Worrall, Register
By [illegible]

Fairfax, Virginia

31.00

PG 367