BK 3708

WARRANTY DEED The DAVIDSON COUNTY TITLE CO. INC.

For and in consideration of the sum of TEN AND NO/100 ---------- DOLLARS ($ 10.00),

Cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and in consideration of the love and affection I have for my son-in-law, Arthur F. Dean, and my daughter, Karleen B. Dean,

I, C. D. Bullington, Widower

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto

Arthur F. Dean and wife, Karleen B. Dean

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in the County, of Davidson State of Tennessee, described as follows:

Being Lot No. 9 on the Plan of Donelson Meadows, as of record in Book 1835, Page 35, Register's Office for said County. Said Lot No. 9 fronts 80 feet of the westerly side of Cottage Lane and extends back between parallel lines 180 feet to a dead line.

Being the same property conveyed to C. D. Bullington and wife, Lutie Mai Bullington by deed from James Rex Wilkins and wife, Ann L. Wilkins as of record in Book 2861, Page 185, Register's Office for said County, the said Lutie Mai Bullington having since deceased.

This conveyance is made subject to a twenty-foot easement for public utilities along the westerly line of premises, 50-foot building setback line from Cottage Lane, and conditions of owners certificate as shown on plan of record in Book 1835, Page 35, said Register's Office, and to restrictive covenants contained in an instrument of record in Book 1038, Page 541, said Register's Office, as amended by deed of record in Book 1129, Page 39, said Register's Office, and to restrictive covenants contained in Deed of record in Book 1788, Page 509, said Register's Office, and to restrictive covenants contained in an instrument of record in Book 1847, Page 469, 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 Grantee, his heirs, successors and assigns, forever.
And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered. except as above set out.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors 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.
In witness whereof, the Grantor has hereunto set his hand on this, the 13th day of April, 1964

C. D. Bullington

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named C. D. Bullington

the bargainor(s), with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Donelson, Tennessee, this, the 13th day of April, 1964

C. O. Ingram
Notary Public

My commission expires: July 20, 1965

O. INGRAM NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE

21510

13 WARRANTY DEED

From C. D. BULLINGTON, Widower

To Arthur F. Dean and wife, Karleen B. Dean

REGISTER'S OFFICE DAVIDSON COUNTY TENNESSEE
Received for record 14 day of APR A.D. 1964 1:18 o'clock P.M.
Noted in Book 2081 Page 523
Recording Fee $ 2.00
Page
By Register

THE DAVIDSON COUNTY TITLE CO. INC.
2544 Lebanon Road
NASHVILLE 14, TENNESSEE

PG 257