BK 3710

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of ----------$ 10.00----------

----------TEN & NO/100---------- **DOLLARS**

and other good and valuable considerations receipt of which is hereby acknowledged and the assumption of a Deed Of Trust at First and Mid-South Mortgage Co., 410 Union St.

We, Fred Brown, Jr. and WifeWanda C. Brown

_____ **have bargained and sold, and by these presents do transfer and convey unto the said** Leon K. Doar, Sr. and Wife Katherine K. Doar, 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. 45 on the Plan of Section III, The Knoll, of record in Book 2854, page 110, Register's Office for said County, described as follows:
BEGINNING at a point in the west margin of Bettie Drive at the corner of Lots No. 44 and 45; thence with the line between said lots, westerly 120 feet to a point; thence southerly 125 feet to the north margin of Bennett Drive; thence with the margin of the same easterly 95 feet to the beginning of a curve; thence around said curve, northeasterly 39.27 feet to the margin of Bettie Drive; thence with the margin of the same, northerly 100 feet to the point of beginning.

Being the same property conveyed to Fred Brown, Jr. and Wife Wanda C. Brown, by deed from Rhea D. Baggett and wife, Annelle P. Baggett of record in Book 3705, page 321, Register's Office for said County.

This conveyance is made subject to restrictions filed for record August 3, 1960, in Book 3101, page 3, Register's Office for said County.

Improvements thereon are located 200 Bennett Dr. Old Hickory, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Leon K. Doar, Sr. and Wife Katherine K. Doar, their _____ **heirs and assigns, forever.**

And we do **do covenant with the said** Leon K. Doar, Sr. and Wife Katherine K. Doar _____ **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 Fred Brown, Jr. and Wife Wanda C. Brown **do further covenant and bind** ourselves, our **heirs and representatives, to warrant and forever defend the title to the said land to the said** Leon K. Doar, and wife Katherine K. Doar, their _____ **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hand**s **this** 23 **day of** April, 19 64

Fred Brown Jr.

Wanda C. Brown

PG 79