BK 3710

WARRANTY DEED

For and in consideration of the sum of Ten Dollars ($10.00) *DOLLARS* and other good and valuable considerations paid us by Cornelius A. Craig, II, we, Paul M. Davis, Jr., and Peter Davis, acting by and through G. F. Cole, Jr., his attorney-in-fact, so appointed by power of attorney of record in Book 3670, page 399, Register's Office for Davidson County, Tennessee,

have bargained and sold, and by these presents do transfer and convey unto the said Cornelius A. Craig, II his *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:*

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of the Davis Estates, Section One, as of record in book 3600, pages 25 and 26, Register's Office for said County, described as follows:

Beginning on the southwesterly margin of Glen Eden Court at the corner of Lots Nos. 4 and 6; thence with the line between said two lots, south 20° 58' west 221 feet to the corner of Lots Nos. 4, 5 and 6; thence with the line between lots Nos. 4 and 5, south 79° 47' west 250 feet; thence north 8° 51' west 341.3 feet; thence north 82° 02' east 179.2 feet to the westerly margin of Glen Eden Court; thence with the same, around a curve, having a radius of 70 feet, southeasterly 109.8 feet to the beginning of another curve; thence around said curve, having a radius of 75 feet, southeasterly 60.7 feet and continuing with the same, and the same direction, 74 feet to the beginning, containing 1.34 acres, more or less.

Said property was devised to Paul M. Davis, Jr., and Peter Davis, by Will of Mrs. Augusta Shwab Davis, deceased, of record in Will Book 75, page 24, County Court 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 Cornelius A. Craig, II, his *heirs and assigns, forever.*

And we *do covenant with the said* Cornelius A. Craig, II, *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.* Said property is subject to easements, setback lines and conditions shown on recorded Plan and Restrictive Covenants of record in Book 3670, page 510, and Book 3673, page 343, Register's Office for said County.

And we, Paul M. Davis, Jr., and Peter Davis *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Cornelius A. Craig, II his *heirs and assigns against the lawful claims of all persons, whomsoever.*

Witness our hands *this* 23rd *day of* April, *19* 64, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Paul M. Davis, Jr.
PAUL M. DAVIS, JR.

PETER DAVIS

By G. F. Cole, Jr.
G. F. Cole, Jr.
Attorney in Fact

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Charlene Goodlett, *a Notary Public in and for said County and State,* Paul M. Davis, Jr.

the within named bargainor, 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 Nashville, Davidson Coun *this* 24th *day of* April, *19*64

CHARLENE GOODLETT NOTARY PUBLIC

Charlene Goodlett *Notary Public*

Commission expires 10/22/66

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