K 3764

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of ---TEN---------- ----------($10.00)----------DOLLARS and other good and valuable considerations, the receipt of which is acknowledged, I, Mary Virginia Hunnicutt, unmarried, ------- have bargained and sold, and by these presents do transfer and convey unto the said Mike A. M. Schweitzer and Kitty M. Schweitzer, ---------- their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Lot No. 9 on the Map of Lindawood, as of record in Book 2330, page 23, Register's Office for said County.

Said Lot No. 9 fronts 120.17 feet on the east side of Lindawood Drive and runs back between lines 338.39 feet on the north line and 334 feet on the south line, to a dead line in the rear on which it measures 120 feet.

Being the same property conveyed to S. P. Weller and wife, Marion M. Weller, by deed from John B. Downey and wife, as of record in Book 2450, page 541, said Register's Office, and conveyed by the said Wellers to the grantor herein by deed of record in Book 2751, p.29,R.O.D.C. The aforedescribed property is subject to restrictions of record in Book 2392, page 139; Owner's Certificate, a 60 foot setback line from Lindawood Drive, a 10 foot easement for public uilities along the rear line and an anchor easemenet at the northwest corner, as shown on Plan of record in Book 2330, page 23, all Register's Office for Davidson County, Tennessee.

Mary Virginia Hunnicutt and Mary Virginia Hull Hunnicutt being one and the same person.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Mike A. M. Schweitzer and wife, Kitty M. Schweitzer, their ---------- heirs and assigns, forever.

And I do covenant with the said Mike A. M. Schweitzer and wife, Kitty M. Schweitzer, that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered, except for 1964 taxes, which are prorated and assumed by the grantees.

And I, the said Mary Virginia Hunnicutt, ---------- do further covenant and bind myself my heirs and representatives, to warrant and forever defend the title to the said land to the said Mike A. M. Schweitzer and wife, Kitty M. Schweitzer, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 21 day of May, 19 64

Mary Virginia Hunnicutt

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