K 3765

WARRANTY DEED

For and in consideration of the sum of $9500.00 - - - - - - - - - - - - - - - -
Nine Thousand Five Hundred and No/100 - - - - - - - - - - - - - - - - *DOLLARS*

Cash in hand paid by Robert H. Chilton, Jr. and wife, Barbara H. Chilton, the receipt of which is hereby acknowledged,

L, Geraldine D. Sumner,

have bargained and sold, and by these presents do transfer and convey unto the said Robert H. Chilton, Jr. and wife, Barbara H. Chilton

their *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. 42 on the Plan of Chickering Hills, Section One, as of record in Book 2331, page 8, Register's Office for said County, described as follows:
Beginning on the northeasterly margin of Foxwood Road at the corner of Lots Nos. 41 and 42; thence with the line between said two lots northeastwardly 293 feet; thence south 34 degrees 12' east 153 feet; thence south 31 degrees 37' west 312 feet to the northeasterly margin of Lynwood Boulevard; thence with the same northwestwardly 182.27 feet to the beginning of a curve; thence around said curve having a radius of 25 feet northwestwardly 37.66 feet to the northeasterly margin of Foxwood Road; thence with the same and a slight curve northwestwardly 158.14 feet to the beginning.
Being the same real property conveyed to Geraldine D. Sumner by deed from W. L. Bainbridge, J Trustee, and individually and wife, of record in Book 2649, page 325, said Register's Office Parcel No. 7045, Forest Hills.
This conveyance is made subject to: easement for public utilities, setback line and conditions of owners certificate, as shown on plan of record in book 2331, page 8, Register' Office for Davidson County, Tennessee; and, restrictive covenants of record in book 2018, page 603; Book 2024, page 209; Book 2154, page 339; Book 2335, page 606, all recorded in Register's Office for Davidson County, 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 Robert H. Chilton, Jr. and wife, Barbara H. Chilton
their *heirs and assigns, forever.*

And I *do covenant with the said* Robert H. Chilton, Jr. and wife, Barbara H. Chilton *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,* 1964 taxes which have been prorated and assumed by the grantees herein.

And I, Geraldine D. Sumner *do further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to the said land to the said* Robert H. Chilton, Jr. and wife, Barbara H. Chilton
their *heirs and assigns against the lawful claims of all persons, whomsoever.*

Witness my *hand this* 30th *day of* May, *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.*

Geraldine D. Sumner

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, William A. Goodman, *a Notary Public in and for said County and State,* Geraldine D. Sumner

the within named bargainor , with whom I am personally acquainted, and who acknowledged that she *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, *Tennessee, this* 1st *day of* June, *19* 64.

William A. Goodman *Notary Public*

Commission expires 8/24/1965

PG 387