1974

FNM:s 5-4-51

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of NINE THOUSAND THREE HUNDRED FIFTY AND NO/100 ($9350.00) DOLLARS cash in hand paid by Cecil Rhea Dyer and wife, Rachel Elizabeth Dyer, the receipt of which is hereby acknowledged, we, Julian Hooper and wife, Mary McNabb Hooper have bargained and sold, and by these presents do transfer and convey unto the said Cecil Rhea Dyer and wife, Rachel Elizabeth Dyer, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Being lot No. 14 of block "D" on the plan of Berry Hill Gardens Subdivision, as of record in book 1130, page 36, Register's Office for said County.
>
> Said lot No. 14 fronts 75 feet on the easterly side of Bransford Avenue and runs back between parallel lines 131.8 feet to a dead line.
>
> Being the same property conveyed to Julian Hooper and wife, Mary McNabb Hooper, by deed from Gordon A. Christopher and wife, of record in book 1494, page 197, 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 said Cecil Rhea Dyer and wife, Rachel Elizabeth Dyer, their heirs and assigns, in fee simple, forever.

And we do covenant with the said Cecil Rhea Dyer and wife, Rachel Elizabeth Dyer 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 except: State and County taxes for 1951 which have been pro-rated and the entire amount assumed by the Grantees; easement for public utilities as shown on plan in book 1130, page 36, Register's Office for Davidson County, Tennessee; restrictive covenants contained in an instrument executed by Defense Homes Corporation, dated July 15, 1941, filed July 23, 1941, and recorded in book 1165, page 627, Register's Office for Davidson County, Tennessee. Reference is made to all of the above and this conveyance is made subject thereto.

And we, Julian Hooper and wife, Mary McNabb Hooper, do further bind ourselves, our heirs and representatives to warrant and forever

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