2098

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of $10.00

TEN & NO/100 **DOLLARS**

cash in hand paid and other valuable considerations, the receipt of which is hereby acknowledged, we Robert G. Allred and wife, Anna M. Allred

_____ **have bargained and sold, and by these presents do transfer and convey unto the said** J. M. Bingham and wife, Myrtle S. Bingham, 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. 97 on the Plan of Oak Hill Valley Subdivision of record in Book 1835, pages 15 & 16, Register's Office for Davidson County, Tennessee, described as follows:

Said Lot No. 97 fronts 121 feet on the westerly side of Churchwood Drive and runs back between lines measuring 397.3 feet on the southerly line and 333.95 feet on the northerly line to a dead line in the rear on which it measures 190 feet.

Being the same property conveyed to Robert G. Allred and wife, Anna M. Allred, by deed from Oak Hill Land Company of record in Book 2044, Page 461, Register's Office for Davidson County, Tennessee.

Subject to restrictive covenants of record in Book 931, Page 53; Book 1788, Page 186; Book 1809, page 539; and plan of record in Book 1835, pages 15 & 16 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 J. M. Bingham and wife, Myrtle S. Bingham

their **heirs and assigns, forever.**

And we **do covenant with the said** J. M. Bingham and wife, Myrtle S. Bingham

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 we, Robert G. Allred and wife, Anna M. Allred

do further covenant and bind ourselves, our **heirs and representatives, to warrant and forever defend the title to the said land to the said** J. M. Bingham and wife, Myrtle S. Bingham

their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hands this** 15 **day of** October, **19** 52

Robert G. Allred

Anna M. Allred

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