2104

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

WARRANTY DEED

For and in consideration of the sum of FIVE AND NO/100 ----------------
----------------($5.00)---------------- DOLLARS
cash in hand paid by Kenneth L. Houston and wife, Juliet McLean Houston, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, we, Hayden P. Sellers and Douglas Sellers,

have bargained and sold, and by these presents do transfer and convey unto the said Kenneth L. Houston and wife, Juliet McLean Houston,

their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:
Land in the Third Civil District of Davidson County, Tennessee, being Lot No. 236 on the Plan of Merry Oaks Subdivision as of record in Book 1835, pages 67-68, Register's Office for Davidson County, Tennessee.
Lot No. 236 is described as beginning at a point in the westerly margin of McGavock Pike, the common corner of Lots 235 and 236; thence westerly with the line between said Lots 307 feet to a point in the easterly line of Lot 28; thence southerly with the easterly line of Lot No. 28 and Lot No. 29, 92 feet to the common corner of Lots Nos. 236 and 237; thence with the line between said lots easterly 307 feet to the westerly margin of McGavock Pike; thence with the margin of said Pike, northerly 92 feet to the beginning.
Being the same property conveyed to Hayden P. Sellers and Douglas Sellers, by deed from McFarland Heights, Incorporated, of record in Book 1942, page 471, Register's Office for Davidson County, Tennessee.
This conveyance is made subject to any and all restrictive covenants, set-back lines, and easements applicable to the above described real estate.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Kenneth L. Houston and wife, Juliet McLean Houston, their heirs and assigns, forever.

And we do covenant with the said Kenneth L. Houston and wife, Juliet McLean Houston, 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, Hayden P. Sellers and Douglas Sellers, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Kenneth L. Houston and wife, Juliet McLean, Houston, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 13th day of December, 1952

Hayden P. Sellers

Douglas Sellers

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Lenora Underwood, a Notary Public in and for said County and State, the within named Hayden P. Sellers and Douglas Sellers,

the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.
Witness my hand and official seal at office, this 13th day of December, 1952
Commission expires January 10, 1954

Lenora Underwood
Notary Public

129