K 2203



WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid by Robert A. Taylor and other good and valuable considerations the receipt and sufficiency of all of which is hereby acknowledged, we, John S. Owen and wife, Martha Hyde Owen,

have bargained and sold, and by these presents do transfer and convey unto the said ROBERT A. TAYLOR his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Lot No. 61 on the Plan of Royal Oaks Land Company's Subdivision of the Baker Tract, as of record in Book 421, pages 102 and 103, Register's Office for said County.

Said Lot No. 61 fronts 200 feet on the easterly side of West View Avenue and runs back between parallel lines 210 feet to a dead line.

Being the same property conveyed to John S. Owen and wife, Martha Hyde Owen, by deed from Myrtle L. Hyman, a widow, of record in Book 1466, page 417, said Register's Office.

This conveyance is subject to the restrictive covenants of record in Book 999, page 306, 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 A. TAYLOR his heirs and assigns, forever.

And we do covenant with the said ROBERT A. TAYLOR 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 for 1953 taxes which have been pro-rated and assumed by the grantee herein.

And we, JOHN S. OWEN and wife, MARTHA HYDE OWEN, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said ROBERT A. TAYLOR his heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 4 day of November, 19 53.

John S. Owen

Martha Hyde Owen

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