K 2291

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 Edith J. York, a single person, and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, and for the further consideration the the said Edith J. York does hereby agree to assume and pay the unpaid principal balance owing upon a certain note in the original sum of $8,400.00 executed by Herbert Dean Ross and wife, Dorothy R. Ross, on the 30th day of June, 1950, and payable to the order of Kimbrough-Phillips Company in monthly installments of $44.35, including interest at the rate of 4% per annum, beginning on the 1st day of August, 1950, with the last payment due, if not earlier paid, on the 1st day of June, 1975, and said note being secured by a deed of trust to Miller Kimbrough, Trustee, of record in Book 1863, page 225, Register's Office for Davidson County, Tennessee, we, Herbert Dean Ross and wife, Dorothy R. Ross,

have bargained and sold, and by these presents do transfer and convey unto the said EDITH J. YORK, a single person,

her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Lot No. 3 on the Map of Riverwood Heights, not of record, and described according to a plan by Lewis Justice, Surveyor, as follows:

Said Lot No. 3 begins at a point in the northerly margin of Shadow Land, the common corner of Lots Nos. 2 and 3; thence with the line between said Lots, northerly 174 feet to a point in the line of Highland View Subdivision, as of record in Book 1424, page 39, Register's Office for said County; thence with the line of said subdivision, south 89° 24' east 34.2 feet to a point; thence with the line of the Malone & Williams property, south 74° 15' east 57.6 feet to a point, the common corner of Lots Nos. 3 and 4; thence with the line between said lots, southerly 180 feet to the northerly margin of Shadow Lane; thence with margin of said lane, westerly, passing a monument at 26.59 feet, in all 75 feet, to the beginning.

Being the same property conveyed to Herbert Dean Ross and wife, Dorothy R. Ross, by deed from Dorris Brent, a single man, of record in Book 1853, page 463, Register's Office for said County.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said EDITH J. YORK,

her heirs and assigns, forever.

And we do covenant with the said EDITH J. YORK

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 the deed of trust above set forth and 1954 taxes, all of which have been assumed by the grantee herein.

And we, HERBERT DEAN ROSS and wife, DOROTHY R. ROSS,

do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said EDITH J. YORK

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

Witness our hand s this 7th day of May, 1954.

Herbert Dean Ross

Dorothy R. Ross

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