K 2340

For and in consideration of the sum of Ten Thousand Six Hundred and No/100 ----------
----------($10,600.00)----------**DOLLARS**

Cash in hand paid by George R. Hunter and wife, Dorothy S. Hunter, the receipt of which is hereby acknowledged, We,

W. F. Rader and wife, Gladys Rader

have **bargained and sold, and by these presents do transfer and convey unto the said** George R. Hunter and wife, Dorothy S. Hunter

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

Lying in Davidson County, Tennessee, being Lot No. 121 on the plan of resubdivision of Lots Nos. 120 and 121 of the resubdivision of Lot No. 1 of the subdivision of the property of Rock Hill, Inc., of record in Book 1790, page 97, Register's Office for Davidson County, Tennessee.

Said Lot No. 121 begins at a point in the northerly margin of Dearborn Drive, said point being the southeast corner of Lots Nos. 122 and 121; thence northerly 123.1 feet to a point, the common rear corner of Lots Nos. 120 and 121; thence easterly 80.0 feet to a point in the westerly margin of Parker Drive, the common front corner of Lots Nos. 120 and 121; thence southerly 105.8 feet along said margin of Parker Drive to a point of curvature; thence 38.3 feet around said curve, having a radius of 25 feet, to a point in the northerly margin of Dearborn Drive; thence westerly 54.1 feet along said Drive, passing a slight curve, to the point of beginning.

Being the same property conveyed to W. F. Rader by warranty deed from Thomas H. Jones, Jr. & G. Monroe and W. H. Parker, of record in Book 1790, page 97, Register's Office.

This conveyance is made subject to all restrictive covenants, easements and building lines now applicable to the above described property.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said George R. Hunter and wife, Dorothy S. Hunter

their **heirs and assigns, forever.**

And We **do covenant with the said** George R. Hunter and wife, Dorothy S. Hunter

that We **lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.** We further covenant with the said grantees, their heirs and assigns, that We will forever warrant and defend the title to the said land against the lawful claims of all persons whomsoever.

And we, W. F. Rader and wife, Gladys Rader

do further covenant and bind ourselves, our **heirs and representatives, to warrant and forever defend the title to the said land to the said** George R. Hunter and wife, Dorothy S. Hunter

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

Witness our **hand** s **this** 20th **day of** January, **19**56

W F Rader

Gladys Rader

STATE OF TENNESSEE
Davidson County

Personally appeared before me, O. G. Jones, **a Notary Public in and for said County and State, the within named** W. F. Rader and wife, Gladys Rader

the bargainor s, **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 20th **day of** January, **19**56

Commission expires July 6, 1959

O. G. Jones **Notary Public**

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WARRANTY DEED

FROM

W. F. RADER AND WIFE,

GLADYS RADER

TO 44664

GEORGE R. HUNTER AND WIFE,

DOROTHY S. HUNTER

GUARANTY MORTGAGE CO. OF NASHVILLE

STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record JAN 21 1956
at 12:40 o'clock P.M. and recorded in Book 2177 Page 332
Recording Fee $2.00
WITNESS my hand and seal of office
Register

10.60

1212

K 96