K 2395

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00)

DOLLARS

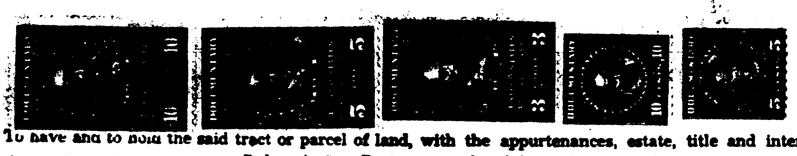
cash in hand paid by Robert L. Dudney and wife, Myrtle J. Dudney, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and the assumption and agreement to pay by the said Robert L. Dudney and wife, Myrtle J. Dudney, of the mortgage balance owing on the property herein conveyed in the principal amount of $14,000.00, as evidenced by Deed of Trust of record in Book 2120, page 389, R. O. D. C., Tennessee, we, Leslie E. Anderson and wife, Lydia R. Anderson, have bargained and sold, and by these presents do transfer and convey unto the said Robert L. Dudney and wife, Myrtle J. Dudney, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in Davidson County, Tennessee, being Lot No. 181 on the Plan of West Meade Farms, Inc., Section G, as of record in Book 1835, page 115, Register's Office for Davidson County, Tennessee.

Said Lot No. 181 fronts 180 feet on the northeasterly side of Brook Hollow Road, and runs back 265.9 feet on the northeasterly line, and 334.2 feet on the southeasterly line to a dead line, measuring 191.3 feet thereon.

Being the same property conveyed to Leslie E. Anderson and wife, Lydia R. Anderson, by deed from J. M. Medlin and A. B. Ivey, of record in Book 2093, page 558, Register's Office for Davidson County, Tennessee.

The aforedescribed property is subject to restrictive covenants of record in Book 2038, page 537, and setback line and easement for public utilities as shown on plan of record in Book 1835, page 115, R. O. D. C., 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 L. Dudney and wife, Myrtle J. Dudney, their heirs and assigns, forever.

And we do covenant with the said Robert L. Dudney and wife, Myrtle J. Dudney 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 as aforesaid and for 1955 taxes, which are to be pro rated as of June 5, 1955, and assumed by the grantees.

And we, Leslie E. Anderson and wife, Lydia R. Anderson, 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 L. Dudney and wife, Myrtle J. Dudney, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 16th day of April, 1955

Leslie E. Anderson

Lydia R. Anderson

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