K 2490

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 Carl E. Hines and wife, Frances Hines and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged and for the further consideration that the said Carl E. Hines and wife, Frances Hines do hereby assume and agree to pay the unpaid principal balance owing upon a certain indebtedness to the Guaranty Mortgage Company of Nashville dated December 23, 1954 in the original sum of $11,500.00 and secured by a Deed of Trust to Herschel Greer, Trustee of record in Book 2361, page 49, Register's Office for Davidson County, Tennessee, We, Robert P. Kimery and wife, Rita L. Kimery

[redacted] have bargained and sold, and by these presents do transfer and convey unto the said Carl E. Hines and wife, Frances Hines,

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. 44 on the Map of Walnut Grove Subdivision, as of record in Book 2133, page 87, Register's Office for said County.

Said Lot No. 44 fronts 82 feet on the westerly side of Theodore Road and runs back 175 feet on the southerly line and 171.4 feet on the northerly line to a dead line in the rear, measuring 82.1 feet thereon.

Being the same property conveyed to Robert P. Kimery and wife, Rita L. Kimery by deed from E. Fallon Nix and wife, Bobbie Lee Davis Nix of record in Book 2340, page 605, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 2271, page 541, 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 Carl E. Hines and wife, Frances Hines, their heirs and assigns, forever.

And we do covenant with the said Carl E. Hines and wife, Frances Hines 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, Robert P. Kimery and wife, Rita L. Kimery do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Carl E. Hines and wife, Frances Hines, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 26 day of January, 1956

Robert P. Kimery

Rita L. Kimery

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