K 2491

WARRANTY DEED

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

- - - - - - - - - - - - - - TEN AND NO/100 - - - - - - - - - - - - - - - - - **DOLLARS**

cash in hand paid and other good and valuable considerations, paid by the grantees, the receipt of which is hereby acknowledged,

We, Robert W. Little and wife, Alice F. Little,

_____ **have bargained and sold, and by these presents do transfer and convey unto the said** William E. McMahan and wife, GwendolynL. McMahan, 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. 6 on the Plan of Hidden Acres Subdivision, as of record in Book 1130, page 89, Register's Office for said County.

Said Lot No. 6 fronts 75 feet on the easterly side of Hartford Drive and runs back between parallel lines 150 feet to a dead line.

Being the same property conveyed to Robert W. Little and wife, Alice F. Little, by deed from Richard Paul Parsons and wife, Betty S. Parsons of record in Bock 2031, page 13, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictions of record in Book 1394, page 218, Register's Office, Davidson County, Tennessee, and the Plan of record in Book 1130, page 89, said Register's Office, shows an Owner's Certificate, a 30-foot setback line from Hartford Drive, and a 10-foot easement for public utilities across the rear of said lot.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said William E. McMahan and wife, GwendolynL. McMahan, their _____ **heirs and assigns, forever.**

And we **do covenant with the said** William E. McMahan and wife, GwendolynL. McMahan, _____ **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 W. Little and wife, Alice F. Little **do further covenant and bind** ourselves, our **heirs and representatives, to warrant and forever defend the title to the said land to the said** William E. McMahan and wife, GwendolynL. McMahan, their **heirs and assigns against the lawful claims of all persons, whomsoever.**

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

Robert W. Little

Alice F. Little

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Boyd L. Ingle **, a Notary Public in and for said County and State, the within named** Robert W. Little and Alice F. Little

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 April 21, 1958.

Boyd L. Ingle
Notary Public

337