K 2492

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of Five and no/100 ($5.00)

DOLLARS

cash and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, Robert S. Stempfel and wife Bernice W. Stempfel

have bargained and sold, and by these presents do transfer and convey unto the said Thomas B. Zerfoss, Jr. and wife Jean P. Zerfoss,

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

Being Lot No. 28 on the Map of Walnut Grove Subdivision, as of record in Book 974, page 2, Register's Office for said County.

Said Lot No. 28 fronts 100 feet on the east side of Walnut Drive and runs back between lines, 201 feet on the north line and 202.7 feet on the south line, to a dead line on which it measures 100 feet.

Being the same property conveyed to Robert S. Stempfel and wife Bernice W. Stempfel by deed from Corinne Bandy Wenning and husband N. A. Wenning, of record in Book 1403, page 433, said Register's Office.

Subject to restrictions of record in Book 1090, page 10 and in Book 1019, page 3, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Thomas B. Zerfoss, Jr. and wife Jean P. Zerfoss, their heirs and assigns, forever.

And we do covenant with the said Thomas B. Zerfoss, Jr. and wife Jean P. Zerfoss 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 1956 state and county taxes which the grantees assume and agree to pay.

And we, Robert S. Stempfel and wife Bernice W. Stempfel do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Thomas B. Zerfoss, Jr. and wife Jean P. Zerfoss, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 11th day of January, 19 56

Robert S. Stempfel

Bernice W. Stempfel



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