K 2538

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of $1.00--00--

One and 00/100 - - - - - - **DOLLARS**

Cash in hand received and other good and valuable consideration the receipt and sufficiency of which is acknowledged; it being my intention by this instrument to create an estate by the entireties with my husband in and to the entire interest in the said property previously owned by me.

I, Ruby Irene Young

have bargained and sold, and by these presents do transfer and convey unto the said Will Lee Young and wife, Ruby Irene Young, 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. 96 on the Map of Irvington, as of record in Book 843, page 60, Register's Office for said County.

Said Lot No. 96 fronts 60 feet on the southerly side of Carolyn Avenue and runs back between parallel lines 170.5 feet to a dead line.

Being the same property conveyed to G.W. Ethridge and wife, Rose Virginia Ethridge by deed from Hattie Smith Mitchell and husband, of record in Book 1295, page 114, said Register's Office.

Restrictive covenants contained in an instrument executed by Life & Casualty Insurance Company, et al of record in Book 981, page 281, Register's Office for Davidson County, Tennessee, dated July 26, 1935.

Being the same property conveyed to Ruby Irene Young by G.W. Ethridge and wife by warranty deed of record in Book 1290, p972, RODC.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Will Lee Young and wife, Ruby Irene Young, their heirs and assigns, forever.

And I do covenant with the said Will Lee Young and wife, Ruby Irene Young that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And I, Ruby Irene Young do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Will Lee Young and wife, Ruby Irene Young, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 8TH day of May, 19 54

Ruby Irene Young

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