K 2594

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

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

TEN & NO/100 DOLLARS

CASH in hand paid by Francis J. Racht and wife, Helen S. Racht, and other good and valuable consideration, receipt of which is hereby acknowledged,

We, G. C. Holt and wife, Beulah B. Holt, and John A. Spann and wife, Gwen K. Spann,

have bargained and sold, and by these presents do transfer and convey unto the said FRANCIS J. RACHT AND WIFE, HELEN S. RACHT, 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. 60 on the Map of Beverly Heights, Section II, as of record in Book 2331, page 42, Register's Office for said County.

Said Lot No. 60 fronts 100 feet on the westerly side of Humber Drive, and runs back between lines, 195 feet on the northerly line and 218 feet on the southerly line, to a line in the rear on which it measures 102.7 feet.

Being part of the property conveyed to G. C. Holt and John A. Spann, by deed from Herschel Greer, Vernon Williams and Lowell Walker, of record in Book 2440, page 495, 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 FRANCIS J. RACHT AND WIFE, HELEN S. RACHT, their heirs and assigns, forever.

And we do covenant with the said Francis J. Racht and wife, Helen S. Racht 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, G. C. Holt and wife, Beulah B. Holt, and John A. Spann and wife, Gwen K. Spann, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Francis J. Racht and wife, Helen S. Racht, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 12th day of July 1956

John A. Spann

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