K 2599

#12950

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, the receipt of which is hereby acknowledged, we

George C. Haynes, Jr. and wife, Frances S. Haynes

have bargained and sold, and by these presents do transfer and convey unto the said Robert H. Ferguson and wife, Evelyn E. Ferguson **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. 85 on the Plan of Whispering Hills, Section I, as of record in Book 2331, pages 82, 83, and 84, Register's Office for said County.

Said Lot No. 85 fronts 78 feet on the north side of Southcrest Drive, and runs back between lines, measuring 262 feet on the east line and 263 feet on the west line, to a dead line in the rear measuring 78 feet thereon.

Being part of the same property conveyed to George C. Haynes, Jr. by deed from Andrew Ewing, Trustee, of record in book 2539, page 149, 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 Robert H. Ferguson and wife, Evelyn E. Ferguson **their heirs and assigns, forever.**

And we **do covenant with the said** Robert H. Ferguson and wife, Evelyn E. Ferguson **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, George C. Haynes, Jr. and wife, Frances S. Haynes **do further covenant and bind** ourselves/our **heirs and representatives, to warrant and forever defend the title to the said land to the said** Robert H. Ferguson and wife, Evelyn E. Ferguson **their heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hand** s **this** 25th **day of** October, 19 56

George C. Haynes

Frances S. Haynes

STATE OF TENNESSEE
Davidson County
ss

Personally appeared before me, James H. Brewer, **a Notary Public in and for said County and State, the within named** George C. Haynes, Jr. and wife, Frances S. Haynes

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 25th **day of** October, 19 56

Commission expires January 30, 1960

James H. Brewer
Notary Public

PC 151