BK 2602

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, and the assumption by the grantees herein of an unpaid principal balance of $4,923.08 of an original note dated October 16, 1948, for $6,900.00, which note is secured by a Deed of Trust executed by William M. Boyers and wife, to E. A. Covington, Trustee, of record in book 1656, page 171, Register's Office for Davidson County, Tennessee.

We, Richard Perkins and wife, Mary D. Perkins,

have bargained and sold, and by these presents do transfer and convey unto the said John F. Denton and wife Berchie Denton, 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 the northerly 75 feet of Lot No. 17 of Block "B" on the Map of Country Club Estates, of record in book 843, page 95, Register's Office for said County.

Said part of said lot fronts 75 feet on the easterly side of Willmeta Avenue and runs back between parallel lines, along the south line of Lot No. 16 Block "B", 175 feet to the westerly line of Lot No. 6 of Block "B".

Being the same property conveyed to Richard Perkins and wife, Mary D. Perkins, by deed from William M. Boyers and wife, of record in Book 1731, page 431, said Register's Office.

This conveyance is made subject to restrictions of record in book 936, page 601, Register's Office, 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 John F. Denton and wife, Berchie Denton, their heirs and assigns, forever.

And we do covenant with the said John F. Denton and wife, Berchie Denton, 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 as above set out

And we, Richard Perkins and wife, Mary D. Perkins, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said John F. Denton and wife, Berchie Denton, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand this 15th day of November, 1956.

Richard Perkins

Mary D. Perkins

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Hugh J. Bradley, a Notary Public in and for said County and State, the within named Richard Perkins and Mary D. Perkins

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 15th day of November, 1956.

Hugh J. Bradley
Notary Public

My Commission Expires April 21, 1959.

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