BK 2602

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ----------
----------$10.00 ----------DOLLARS
Cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged, and the assumption of the unpaid balance of the mortgage executed by Robert King Petty and wife, Marie S. Petty, to Herschel Greer, Trustee, of record in Book 2422, page 473, Register's Office for Davidson County, Tennessee, which mortgage the purchasers hereby assume and agree to pay, we,

Robert King Petty and wife, Marie S. Petty

have bargained and sold, and by these presents do transfer and convey unto the said E. R. Farris and wife, Ruby Spray Farris

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. 57 of Hurdwood Heights, Section 1, as of record in Book 2330, page 24, Register's Office for Davidson County, Tennessee.
Said Lot No. 57 fronts 114.42 feet on the southerly side of Rosedale Avenue and runs back 120.4 feet on the westerly line and 151.6 feet on the easterly line to a dead line measuring 58 feet thereon.
Being the same property conveyed to Robert King Petty and wife, Marie S. Petty, by deed from John U. Wilson and wife, Louise Wilson, of record in Book 2439, page 326, Register's Office for said County.

This conveyance is made subject to all restrictive covenants, easements and setback lines that are applicable to the above described property.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said E. R. Farris and wife, Ruby Spray Farris their heirs and assigns, forever.

And we do covenant with the said E. R. Farris and wife, Ruby Spray Farris 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 appears of record, and 1956 taxes which are assumed by the purchasers.

And we, Robert King Petty and wife, Marie S. Petty do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said E. R. Farris and wife, Ruby Spray Farris their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 19th day of November 1956

/s/ Robert King Petty
/s/ Mrs. Grace Culpepper
x Marie S. Petty

STATE OF ~~Tennessee~~ Georgia
~~Davidson~~ County
Fulton

Personally appeared before me, [illegible], a Notary Public in and for said County and State, the within named Robert King Petty and wife, Marie S. Petty

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 27 day of November 56

Commission expires April 5, 1959

Notary Public

NOTARIAL SEAL

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