K 2604

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

WARRANTY DEED

For and in consideration of the sum of Fourteen Thousand and No/100 ----------

----------$14,000.00 ---------- **DOLLARS**

Cash in hand paid by James D. Slayden and wife, Oma Lee Slayden, the receipt of which is hereby acknowledged, we,

Joe Anderton and wife, Marie Anderton

have **bargained and sold, and by these presents do transfer and convey unto the said** James D. Slayden and wife, Oma Lee Slayden

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. 77 on the Map of Seven Oaks Subdivision, Section 4, as of record in Book 2133, page 105, Register's Office for Davidson County, Tennessee.

Said Lot No. 77 fronts 100 feet on the southerly margin of School Lane and extends back between lines 222.3 feet on the westerly line and 189.4 feet on the easterly line to a dead line in the rear, measuring 106.7 feet thereon.

Being the same property conveyed to Joe Anderton and wife, Marie Anderton, by warranty deed from J. R. Coarsey, Trustee, as of record in Book 2541, page 379, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to Restrictive covenants of record in Book 2047, page 143, Register's Office for Davidson County, Tennessee, and the Plan of record in Book 2133, page 105, said Register's Office, which shows a 30 foot setback line from School Lane and a 10 foot easement for public utilities along the rear of the lot.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said James D. Slayden and wife, Oma Lee Slayden

their **heirs and assigns, forever.**

And we **do covenant with the said** James D. Slayden and wife, Oma Lee Slayden

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, Joe Anderton and wife, Marie Anderton

do further covenant and bind ourselves, our **heirs and representatives, to warrant and forever defend the title to the said land to the said** James D. Slayden and wife, Oma Lee Slayden

their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hand** s **this** 12th **day of** December **, 19** 56

Joe Anderton

Marie Anderton

STATE OF TENNESSEE
Davidson County

Personally appeared before me, [illegible] M. Tenison **, a Notary Public in and for said County and State, the within named,** Joe Anderton and wife, Marie Anderton

the bargainor **is, 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 12th **day of** December **, 19** 56.

Commission expires February [illegible] 1957

NOTARY PUBLIC

Notary Public

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