BK 2635

Joe D.

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 $9,314.36 of an original note dated August 1,1956, in the amount of $9,400.00, which note is secured by a Deed of Trust executed by Richard N. Wilhoite and wife, to Calvin Cockrill, Trustee, of record in Book 2563, page 325, Register's Office for Davidson County, Tennessee.

We, Richard Paul Maxcy and wife, Marie K. Maxcy,

have bargained and sold, and by these presents do transfer and convey unto the said Joe D. Bartolini and wife, Geneva Bartolini, 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. 329 on the Plan of Miro Meadows, Second Addition, as of record in Book 1424, page 112, Register's Office for said County.

Said lot No. 329 fronts 85 feet on the north side of Coarsey Drive and runs back 185.2 feet on the east line and 199.5 feet on the west line, to a dead line in the rear on which it measures 89.4 feet.

Being the same real property conveyed to Richard Paul Maxcy and wife, Marie K. Maxcy, by deed from Richard N. Wilhoite and wife, dated October 5, 1950, filed October 6, 1956, and recorded in book 2596, page 487, said Register's Office.

This conveyance is made subject to restrictions of record in book 1710, page 183, and in book 1728, page 113, and in book 1730, page 535, Register's Office, Davidson County, Tennessee, and a ten-foot easement for public utility purposes along rear line of premises, 40-foot building setback line from Coarsey Drive and conditions of owners certificate, a shown on plan of record in book 1424, page 112, 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 Joe D. Bartolini and wife, Geneva Bartolini, their **heirs and assigns, forever.**

And we **do covenant with the said** Joe D. Bartolini and wife, Geneva Bartolini **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 Paul Maxcy and wife, Marie K. Maxcy, **do further covenant and bind** ourselves, our **heirs and representatives, to warrant and forever defend the title to the said land to the said** Joe D. Bartolini and wife, Geneva Bartolini, their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hand this** 15th **day of** January, **19** 57.

Richard Paul Maxcy

Marie K. Maxcy

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Julius B. Gore, Jr., **a Notary Public in and for said County and State, the within named**

Richard Paul Maxcy and Marie K. Maxcy

the bargainer, 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** January **19** 57.

Julius B. Gore Jr.
Notary Public

Commission expires April 22, 1957

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