K 2646

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, we,

Harold S. Brooks and wife, Artie G. Brooks

have bargained and sold, and by these presents do transfer and convey unto the said Cecil D. Jones and wife, Allie Yarbrough Jones

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. 430 on the Map of Hillsboro Park Subdivision, Section IV, as of record in Book 2331, page 142, Register's Office for Davidson County, Tennessee.
Said Lot No. 430 fronts 202.7 feet on the easterly margin of Stonehurst Drive and extends back between lines 221.2 feet on the northerly line and 218.2 feet on the southerly line to a broken line in the rear, measuring 250 feet thereon.
Being the same property conveyed to Harold S. Brooks and wife, Artie G. Brooks by warranty deed from Hillsboro Park, Inc., as of record in Book 2602, page 217, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictive covenants, easements and set back 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 Cecil D. Jones and wife, Allie Yarbrough Jones their **heirs and assigns, forever.**

And we **do covenant with the said** Cecil D. Jones and wife, Allie Yarbrough Jones **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 1957 taxes which have been prorated and are hereby assumed by the purchasers.

And we, Harold S. Brooks and wife, Artie G. Brooks **do further covenant and bind** ourselves, our **heirs and representatives, to warrant and forever defend the title to the said land to the said** Cecil D. Jones and wife, Allie Yarbrough Jones their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hand** s **this** 10th **day of** May **,** 1957

Harold S. Brooks

Artie G. Brooks

STATE OF TENNESSEE
Davidson County

Personally appeared before me, A. M. Tenison **, a Notary Public in and for said County and State,** Harold S. Brooks and wife, Artie G. Brooks

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 this 10th **day of** May **,** 1957

Commission expires 1961

A. M. Tenison
Notary Public

2697 423

G 445