K 2650

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

WARRANTY DEED

For and in consideration of the sum of Twelve Thousand Seven Hundred and No/100 ----------
----------$12,700.00 ----------**DOLLARS**
Cash in hand paid by Arthur DeCoursey and wife, Ruby DeCoursey, the receipt of which is hereby acknowledged, we,

Richard McHenry and wife, Peggy B. McHenry

_____ **have bargained and sold, and by these presents do transfer and convey unto the said** Arthur DeCoursey and wife, Ruby DeCoursey
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. 53 on the Map of Skyview, as of record in Book 2331, page 54, Register's Office for said County. Said Lot No. 53 fronts 246.8 feet along a curved line on the northerly side of Oakview Drive, and extends back between converging lines 373.8 feet on the westerly line and 375.0 feet on the easterly line.
Being the same property conveyed to Richard McHenry and wife, Peggy B. McHenry, by deed from E. C. Vinson and wife, Mary Y. Vinson, as of record in Book 2453, page 521, said Register's Office.

This conveyance is made subject to Restrictive covenants of record in Book 2444, page 576, Register's Office for Davidson County, Tennessee, and the Plan of record in Book 2331, page 54, said Register's Office, which shows a 100 foot building setback line from Oakview Drive.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Arthur DeCoursey and wife, Ruby DeCoursey
their **heirs and assigns, forever.**

And we **do covenant with the said** Arthur DeCoursey and wife, Ruby DeCoursey
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, Richard McHenry and wife, Peggy B. McHenry
do further covenant and bind ourselves, our **heirs and representatives, to warrant and forever defend the title to the said land to the said** Arthur DeCoursey and wife, Ruby DeCoursey
their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hand** s **this** 3rd **day of** June, **19** 57

Richard McHenry

Peggy B McHenry

STATE OF TENNESSEE
Davidson County

Before me, James R. Pearigen, Jr., **a Notary Public in and for said County and State, the within named** Richard McHenry and wife, Peggy B. McHenry
the bargainor, 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 3rd **day of** June, **19** 57

Commission expires January 28, 1958

James R Pearigen Jr.
Notary Public

PG 481