K 2694

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of Ten ($10.00) dollars

DOLLARS

Cash in hand paid by Morris J. Ozment and wife, Gladys R. Ozment and other good and valuable consideration, receipt of which is hereby acknowledged and the assumption of the unpaid balance secured by a Deed of Trust recorded in Book 2515, page 517 of the Register's Office of Davidson County, Tennessee, payable to the Murphree Mortgage Co.

We, Ross H. Kimbrough and wife, Clara P. Kimbrough have bargained and sold, and by these presents do transfer and convey unto the said Morris J. Ozment and wife, Gladys R. Ozment 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. 113 on the Plan of Woodberry Pard Subdivision, as of record in Book 2133, pages 117 and 118 and 119, Register's Office for said County.

Said Lot No. 113 fronts 79 feet on the north side of Woodberry Drive and runs back between lines measuring 260.2 feet on the west line, and 268.4 feet on the east line, to a dead line in the rear measuring 79.6 feet thereon.

Being the same property conveyed to Ross H. Kimbrough and wife, Clara P. Kimbrough by Mayfair Homes, Inc., of record in Book 2535, page 427, Register's Office of 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 Morris J. Ozment and wife, Gladys R. Ozment their heirs and assigns, forever.

And we do covenant with the said Morris J. Ozment and wife, Gladys R. Ozment that we lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

Except for the unpaid balance heretofore stated in the deed.

And We, Ross H. Kimbrough and wife, Clara P. Kimbrough do further covenant and bind ourselves and our heirs and representatives, to warrant and forever defend the title to the said land to the said Morris J. Ozment and wife, Gladys R. Ozment their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 23rd day of August, 1957

Morris J. Ozment — Ross H. Kimbrough

Gladys R. Ozment — Clara P. Kimbrough

PG 561