BK 2697

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

WARRANTY DEED

For and in consideration of the sum of Twelve Thousand Five Hundred and No/100 ----------
----------$12,500.00 ---------- **DOLLARS**

Cash in hand paid by Charles Blanton and wife, Mattie J. Blanton, the receipt of which is hereby acknowledged, I,

F. E. Stratton, Jr., Single

_____ **have bargained and sold, and by these presents do transfer and convey unto the said** Charles Blanton and wife, Mattie J. Blanton

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. 9 on the Plan of Malvin Heights Subdivision as of record in Book 2330, page 83, Register's Office for Davidson County, Tennessee.
Said Lot No. 9 fronts 80 feet on the westerly side of Shauna Drive, and runs back 273.2 feet on the northerly line and 253.6 feet on the southerly line to a broken line in the rear on which it measures 134.6 feet.
Being the same property conveyed to F. E. Stratton, Jr., single, by deed from H. H. Richardson, Trustee, of record in Book 2647, page 355, Register's Office, 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 Charles Blanton and wife, Mattie J. Blanton their **heirs and assigns, forever.**

And I **do covenant with the said** Charles Blanton and wife, Mattie J. Blanton **that** I am **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 I, F. E. Stratton, Jr. **do further covenant and bind** myself, my **heirs and representatives, to warrant and forever defend the title to the said land to the said** Charles Blanton and wife, Mattie J. Blanton their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness my **hand this** 19th **day of** September, 19 57

F. E. Stratton Jr.

STATE OF TENNESSEE
Davidson County

Personally appeared before me, A. M. Tenison, **a Notary Public in and for said County and State, the within named** F. E. Stratton, Jr.
the bargainor, with whom I am personally acquainted, and who acknowledged that he **executed the within instrument for the purposes therein contained.**
Witness my hand and official seal at office, this 19th **day of** September, 19 57

Commission expires June 1, 1961

A. M. Tenison
Notary Public

BG 537