K 2701

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

WARRANTY DEED

For and in consideration of the sum of ——— Ten & 00/100 ($10.00) ——— **DOLLARS** cash in hand paid by Frank L. Cheney and wife, Dorothy W. Cheney, and other good and valuable considerations, the receipt of which is hereby acknowledged; and in further consideration the said grantees have assumed and agreed to pay the remaining unpaid balance of a certain note which is secured by a deed of trust of record in Book 2170, page 621, Register's Office for Davidson County, Tennessee, reference to which said instrument is here made for a more particular description of said note and the terms and conditions of said deed of trust the obligations of which are assumed by the said grantees, We, Charles Watson Bartley, Jr, and wife, Margaret McLendon Bartley **have bargained and sold, and by these presents do transfer and convey unto the said** Frank L. Cheney and wife, Dorothy W. Cheney 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. 257 on the Map of Maplecrest Subdivision as of record in Book 1835, pages 27 and 28, Register's Office for said County.

Said Lot No. 257 fronts 90 feet on the southerly side of Denneywood Drive and extends back between lines 165.7 feet on the westerly side and 146.9 feet on the easterly side to a dead line in the rear on which it measures 80 feet.

Being the same property conveyed to Charles Watson Bartley, Jr. and wife, Margaret McLendon Bartley, by deed from W.E. Batey, unmarried, of record in Book 2139, page 197, 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 Frank L. Cheney and wife, Dorothy W. Cheney their **heirs and assigns, forever.**

And we **do covenant with the said** Frank L. Cheney and wife, Dorothy W. Cheney **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, Charles Watson Bartley, Jr. and wife, Margaret McLendon Bartley **do further covenant and bind** ourselves, our **heirs and representatives, to warrant and forever defend the title to the said land to the said** Frank L. Cheney and wife, Dorothy W. Cheney their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hands this** 17th **day of** October, 19 57

Charles W. Bartley

Margaret McL. Bartley

STATE OF TENNESSEE
Davidson County

Personally appeared before me, P. B. OVERFIELD, JR., **a Notary Public in and for said County and State, the within named** Charles Watson Bartley, Jr. and wife, Margaret McLendon Bartley **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 official seal at office, this 17th **day of** October, 19 57

My Commission Expires January 30, 1961

P. B. Overfield Jr.
Notary Public

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