12, 602

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

WARRANTY DEED

For and in consideration of the sum of $10.00 -/-

Ten and No/100 -/-DOLLARS

Cash and other good and valuable considerations in hand paid by the grantees herein, the receipt of which is hereby acknowledged; and the assumption of a balance of a note secured by a deed of trust of record in Book 2108, page 165, Reigster's Office for Davidson County, Tennessee.

We, Frank Young and wife, Cordelia B. Young

have bargained and sold, and by these presents do transfer and convey unto the said Howard L. Henderson and wife, Elizabeth P. Henderson, 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. 66 on Block "c" on the Map of the resubdivision of Sunnymeade, of record in Book 974, pages 56 and 57, Register's Office for said County.

Said Lot No. 66 fronts 50 feet on the northerly side of Ardee Avenue and runs back 352.9 feet on the easterly lines and 350.4 feet on the westerly line to a dead line, measuring 50 feet thereon.

Being the same property conveyed to Frank Young and wife, Cordelia B. Young, by deed from James L. Sirls and wife, of record in Book 2093, page 445, said Register's Office.

Restrictions of record in Book 1066, page 225 and easement of record in Book 975, pages 56 and 57, said Register's Office apply to 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 Howard L. Henderson and wife, Elizabeth P. Henderson, their heirs and assigns, forever.

And we **do covenant with the said** Howard L. Henderson and wife, Elizabeth P. Henderson 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 herein stated.

And we, Frank Young and wife, Cordelia B. Young **do further covenant and bind** ourselves, our heirs and representatives, to warrant and forever **defend the title to the said land to the said** Howard L. Henderson and wife, Elizabeth P. Henderson, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 29th day of October, 1957

x Frank Young

Cordelia B. Young

STATE OF TENNESSEE
Davidson County

Personally appeared before me, James P. Wilson, a Notary Public in and for **said County and State, the within named** Frank Young and wife, Cordelia B. Young

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 29th **day of** October, 1957

Commission expires July 22, 1958

James P. Wilson
Notary Public