K 2744

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

WARRANTY DEED

For and in consideration of the sum of Twelve Thousand Nine Hundred Fifty and No/100 ----
----------$12,950.00 ----------**DOLLARS**

Cash in hand paid by Robert E. Holt and wife, Ruby W. Holt, the receipt of which is hereby acknowledged, we,

John B. Downey and wife, Miriam E. Downey

_____ **have bargained and sold, and by these presents do transfer and convey unto the said** Robert E. Holt and wife, Ruby W. Holt

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. 136, Rosewood, Section 4, as of record in Book 2330, page 9, Register's Office for said County. Said Lot No. 136 fronts 78 feet on the east side of Preston Drive and extends back between lines 159.6 feet on the north line and 166.3 feet on the south side to a dead line in the rear, measuring 102.9 feet thereon. Being part of the property conveyed to John B. Downey and wife, Miriam E. Downey, by deed from Suburban Properties, Inc., of record in Book 2536, page 617, Register's Office for 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 Robert E. Holt and wife, Ruby W. Holt their **heirs and assigns, forever.**

And we **do covenant with the said** Robert E. Holt and wife, Ruby W. Holt **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 1958 taxes which have been prorated and are hereby assumed by the purchasers.

And we, John B Downey and wife, Miriam E. Downey **do further covenant and bind** ourselves, our **heirs and representatives, to warrant and forever defend the title to the said land to the said** Robert E Holt and wife, Ruby W. Holt their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hand** s **this** 10th **day of** April, 1958

John B. Downey

Miriam E. Downey

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 bargainor** John B. Downey and wife, Miriam E. Downey

OCT 4

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 10th **day of** April, 19 58

Commission expires February 1, 1961 **Notary Public**

G 483