K 2745

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO

For and in consideration of the sum of TEN and No/100

($10.00) DOLLARS

cash in hand paid and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

we, A. B. Cullum and wife, Mary L. Cullum,

have bargained and sold, and by these presents do transfer and convey unto the said J. F. Oliver and wife, Ada Leslie Oliver, 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. 37 of Section 3, McGaughey Heights, as of record in Book 1835, page 120, Register's Office for said County.

Said Lot No. 37 fronts 100 feet on the southerly side of Littonwood Drive and runs back between parallel lines 200 feet to a dead line.

Being the same property conveyed to A. B. Cullum and wife, Mary L. Cullum, by deed from Robert C. Beasley and wife, Gene N. Beasley, of record in Book 2104, page 253, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants of record in Book 2044, page 310, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said J. F. Oliver and wife, Ada Leslie Oliver, their heirs and assigns, forever.

And we do covenant with the said J. F. Oliver and wife, Ada Leslie Oliver, 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 are prorated and assumed by the purchasers.

And we, A. B. Cullum and wife, Mary L. Cullum, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said J. F. Oliver and wife, Ada Leslie Oliver, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this day of April 19 58

A. B. Cullum

Mary L. Cullum

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