K 2747

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 Bobby Justice and wife, Leola Justice, 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** Bobby Justice and wife, Leola Justice

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. 135 on the Plan of Rosewood Heights Section IV, as of record in Book 2330, page 9, Register's Office for Davidson County, Tennessee.
Said lot 135 fronts 80 feet on the easterly side of Preston Drive and runs back 166.3 feet on the northerly line and 173.2 feet on the southerly line to a dead line in the rear measuring 80.2 feet thereon.
Being the same property conveyed to John B. Downey and wife, Miriam E. Downey by deed from Suburban Properties, Inc. of record in Book 2536, page 617, said Register's Office.

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 Bobby Justice and wife, Leola Justice their heirs and assigns, forever.

And we do covenant with the said Bobby Justice and wife, Leola Justice 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 Bobby Justice and wife, Leola Justice their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 30th day of April, 1958

John B. Downey

Miriam E. Downey

STATE OF TENNESSEE
Davidson County

Personally appeared before me, M. Perry Nochlin, a Notary Public in and for said County and State, the within named John B. Downey and wife, Miriam E. Downey

the bargainors, 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 30th day of April, 1958

Commission expires April 28, 1962

M. Perry Nochlin
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY

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