K 2794

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

WARRANTY DEED

For and in consideration of the sum of EIEVEN THOUSAND AND NO/100 . . . . . ($11,000.00) . . . . . DOLLARS

Cash in hand paid by Julius E. Meriwether and wife, Gloria A. Meriwether, the receipt of which is hereby acknowledged, we,

JOHN MORRIS DENTON, SR. AND WIFE, CORA BERNARD DENTON

_____ have bargained and sold, and by these presents do transfer and convey unto the said JULIUS E. MERIWETHER AND WIFE, GLORIA A. MERIWETHER 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. 9 on the Plan of S. P. A. Subdivision, as of record in Book 1424, page 136, Register's Office for said County.

Said Lot No. 9 fronts 92.4 feet on the southerly side of Seifried Street, and runs back 150 feet on the westerly line and 147.7 feet on the easterly line to a dead line in the rear, on which it measures 67.2 feet.

Being the same property conveyed to John Morris Denton, Sr. and wife, Cora Bernard Denton, by deed from Sylvan Homes, Inc., of record in Book 2036, page 433, 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 JULIUS E. MERIWETHER AND WIFE, GLORIA A. MERIWETHER THEIR heirs and assigns, forever.

And WE do covenant with the said JULIUS E. MERIWETHER AND WIFE, GLORIA A. MERIWETHER 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 for 1958 taxes, which have been prorated and are hereby assumed by the purchasers.

And we, JOHN MORRIS DENTON, SR. AND WIFE, CORA BERNARD DENTON do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said JULIUS E. MERIWETHER AND WIFE, GLORIA A. MERIWETHER, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 27th day of June, 19 58

John Morris Denton Sr.

Cora Bernard Denton

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 John Morris Denton, Sr. and wife, Cora Bernard Denton

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 hand and official seal at office, this 27th day of June, 19 58

Commission expires Feb. 1, 1961

A. M. Tenison
Notary Public

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