K 2795

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of $16,500.00 - - - - - - - - - - - - - - - -

Sixteen Thousand Five Hundred and No/100 - - - - - - - - - - DOLLARS

of which sum $8,790.14 has been paid in cash by Annie Jo Carter, the receipt of which is hereby acknowledged, and for the further consideration of the remainder of $7,709.86 the said Annie Jo Carter does hereby assume and agree to pay the unpaid principal balance in the sum of $8,709.86 owing of a certain note executed by Gerald D. Latham and wife, Lorraine L. Latham on the 25th day of October, 1954 in the original sum of $11,000.00 payable to the order of First Federal Savings & Loan Association of Nashville and secured by a deed of trust to Louis R. Linx, Trustee, of record in Book 2370, page 327, Register's Office for Davidson County, Tennessee, we, Gerald D. Latham and wife, Lorraine L. Latham,

_____ have bargained and sold, and by these presents do transfer and convey unto the said Annie Jo Carter, a single person,

_____ her _____ heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Lot No. 13 on the map of Ridgecomb Heights, as of record in Book 2083, page 61, Register's Office for Davidson County, Tennessee.

Said Lot No. 13 fronts 80 feet on the westerly side of Albert Drive and runs back between lines, 223.2 feet on the northerly line and 229.1 feet on the southerly line to a point in the rear, measuring 70 feet thereon.

Being the same property conveyed to Gerald D. Latham and wife, Lorraine L. Latham, by deed from Robert L. Harris and wife, Linnie A. Harris, of record in Book 2703, page 77, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants of record in Book 2196, page 108, said Register's Office; and, the plan of record in Book 2083, page 61, said Register's Office, shown on Owner's Certificate, a 60-foot set-back line from Albert Drive, and a 10-foot easement along the rear line of the subject property for public utilities.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Annie Jo Carter,

_____ her _____ heirs and assigns, forever.

And we do covenant with the said Annie Jo Carter

_____ 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 above with County and 1958 taxes which have been prorated and assumed by Grantee herein.

And we, Gerald D. Latham and wife, Lorraine L. Latham

do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Annie Jo Carter,

_____ her _____ heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 28th day of June, 19 58

Gerald D. Latham

Lorraine L. Latham

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