K 2799

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of Seven Thousand Five Hundred and No/100 ---------- $7,500.00 ---------- **DOLLARS**

Cash in hand paid by William B. Pruitt and wife, Thelma C. Pruitt, the receipt of which is hereby acknowledged, we,

Albert R. Harris and wife, Sara Roberts Harris

_____ **have bargained and sold, and by these presents do transfer and convey unto the said** William B. Pruitt and wife, Thelma C. Pruitt

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. 112 on the Map of Miro Meadows Subdivision, as of record in Book 1424, pages 94 and 95, Register's Office for said County, described as follows:
Beginning at a point in the easterly margin of Kirby Drive at the corners of Lots Nos. 111 and 112; thence with the line between said lots easterly 143 feet to the corner of Lots Nos. 87 and 112; thence with the line between said lots northerly 75 feet to the south margin of Kent Place; thence with the margin of the same westerly 123 feet to the beginning of a curve; thence around said curve southwesterly 31.42 feet to the easterly margin of Kirby Drive; thence with the margin of the same southerly 55 feet to the beginning.
Being the same property conveyed to Albert R. Harris and wife, Sara Roberts Harris, by deed from Athens Homes, Inc., of record in Book 1717, page 255, 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 William B. Pruitt and wife, Thelma C. Pruitt their **heirs and assigns, forever.**

And we **do covenant with the said** William B. Pruitt and wife, Thelma C. Pruitt **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, Albert R. Harris and wife, Sara Roberts Harris **do further covenant and bind** ourselves, our **heirs and representatives, to warrant and forever defend the title to the said land to the said** William B. Pruitt and wife, Thelma C. Pruitt their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hand**s **this** 1st **day of** August, 19 58

Albert R. Harris

Sara Roberts Harris

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