K 2799

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of $ 10.00----------

Ten and no/100---------- DOLLARS

cash in hand paid by Allen Leon Graves and wife, Beulha Graves and other good and valuable considerations the receipt of which is hereby acknowledged and the further consideration that the said Allen Leon Graves and wife, Beulah Graves assume and agree to pay the unpaid principal sum as of this date of a first mortgage note secured by Deed of Trust to Miller Kimbrough, Trustee. Said Deed of Trust is of record in Book 2564, Page 209, Register's Office for Davidson County, Tennessee, and is payable at the rate of $ 59.20 per month including interest at the rate of 4½% per annum. Taxes and insurance to be added to said monthly payments.

Benny W. Sulcer and wife, Martha D. Sulcer

have bargained and sold, and by these presents do transfer and convey unto the said ALLEN LEON GRAVES AND WIFE, BEULAH GRAVES

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. 67 on the Plan of Glencoe Acres, Section 1, as of record in Book 1835, Page 138, Register's Office for said County.

Said Lot No. 67 fronts 65.0 feet on the easterly side of Woodland Road and extends back between lines 202.6 feet on the northerly line and 219.8 feet on the southerly line to a dead line in the rear measuring 127.0 feet thereon.

Being the same property conveyed to Benny W. Sulcer and wife. Martha D. Sulcer by deed from Henry Hudson and Carson C. Driver, Jr., partners doing business as Hudson and Driver Construction Company, as of record in Book 2592, Page 493, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants of record in Book 1788, Page 495, 2088, Page 534 and Book 2105, Page 633, Register's Office for Davidson County, Tennessee.

This conveyance is also made subject to setback lines and easements as shown in Plan Book 1835, Page 138, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said ALLEN LEON GRAVES AND WIFE, BEULAH GRAVES

THEIR heirs and assigns, forever.

And WE do covenant with the said ALLEN LEON GRAVES AND WIFE, BEULAH GRAVES

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 BY ABOVE DESCRIBED MORTGAGE AND 1958 TAXES which are in escrow at Kimbrough- Phillips Co.

And WE, BENNY W. SULCER AND WIFE, MARTHA D. SULCER

do further covenant and bind OURSELVES AND OUR heirs and representatives, to warrant and forever defend the title to the said land to the said ALLEN LEON GRAVES AND WIFE, BEULAH GRAVES

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

Witness Our hand S this 8th day of August, 1958.

Benny W. Sulcer

Martha D. Sulcer

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