K 2800

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of Ten Thousand and No/100 ----------
----------$10,000.00 ----------**DOLLARS**

Cash in hand paid by Charles Granville Kelton and wife, Billie Jean Kelton, the receipt of which is hereby acknowledged, we,

Richard M. Barry and wife, Dorothy D. Barry

_____ **have bargained and sold, and by these presents do transfer and convey unto the said** Charles Granville Kelton and wife, Billie Jean Kelton

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 the easterly 45 feet of Lot No. 217 on the Map of Richland Realty Company's Second Subdivision, Division "B", as of record in Book 332, page 92, Register's Office for said County.

Said part of Lot No. 217 fronts 45 feet on the northerly side of Central Avenue and runs back between parallel lines 200 feet to an alley.

Being the same property conveyed to Richard M. Barry and wife, Dorothy D. Barry, by deed from R. W. Tate and wife, Edith L. Tate, of record in Book 2022, page 180, 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 Charles Granville Kelton and wife, Billie Jean Kelton

their **heirs and assigns, forever.**

And we **do covenant with the said** Charles Granville Kelton and wife, Billie Jean Kelton **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, Richard M. Barry and wife, Dorothy D. Barry

do further covenant and bind ourselves, our **heirs and representatives, to warrant and forever defend the title to the said land to the said** Charles Granville Kelton and wife, Billie Jean Kelton, their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hand** s **this** 31st **day of** July, 19 58

Harold Harris

My Commission Expires Jan. 2, 1961

Richard M Barry

Dorothy D. Barry

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