BK 2801

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of NINE THOUSAND THREE HUNDRED AND NO/100 . . . . . ($9,300.00) . . . . . **DOLLARS**
Cash in hand paid by James G. Cato and wife, Angle W. Cato, the receipt of which is hereby acknowledged, we,

KENNETH J. HOLLAND AND WIFE, MAURINE M. HOLLAND

_____ **have bargained and sold, and by these presents do transfer and convey unto the said** JAMES G. CATO AND WIFE, ANGLE W. CATO

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. 2 on the Map of Carolann Acres, of record in Book 2083, page 30, Register's Office for said County.

Said Lot No. 2 fronts 60-feet on the easterly side of 26th Avenue North and runs back 230.9 feet on the southerly line and 231 feet on the northerly line to a dead line in the rear measuring 60 feet thereon.

Being the same property conveyed to Kenneth J. Holland and wife, Maurine M. Holland, by deed from Sylvan Homes, Inc., of record in Book 2135, page 103, 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 James G. Cato and wife, Angle W. Cato their **heirs and assigns, forever.**

And we **do covenant with the said** James G. Cato and wife, Angle W. Cato **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, Kenneth J. Holland and wife, Maurine M. Holland **do further covenant and bind** ourselves, our **heirs and representatives, to warrant and forever defend the title to the said land to the said** James G. Cato and wife, Angle W. Cato their **heirs and assigns against the lawful claims of all persons, whomsoever.**

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

Kenneth J. Holland

Maurine M. Holland

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