K 2801

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of Fourteen Thousand Two Hundred Fifty and No/100 -- ($14,250.00) ---------- **DOLLARS**

Cash in hand paid by William Guilford Wright, Jr. and wife, Betty J. Wright, the receipt of which is hereby acknowledged, we,
William C. Greer and Earl Hawkins,
d/b/a G. and H. Company

_____ **have bargained and sold, and by these presents do transfer and convey unto the said** William Guilford Wright, Jr. and wife, Betty J. Wright

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. 3 on the Plan of Hanley Subdivision, Section II, of record in Book 2330, page 21, Register's Office for Davidson County, Tennessee.

Said lot No. 3 fronts 106 feet on the northerly side of Eastland Avenue and extends back between parallel lines 200 feet to a dead line in the rear.

Being a part of the same property conveyed to William C. Greer and Earl Hawkins d/b/a G. and H. Company by deed from Henry F. Todd and wife, of record in Book 2751, page 153, 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 Guilford Wright, Jr. and wife, Betty J. Wright their **heirs and assigns, forever.**

And we **do covenant with the said** William Guilford Wright, Jr. and wife, Betty J. Wright **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, William C. Greer and Earl Hawkins, d/b/a G. and H. Company **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 Guilford Wright, Jr. and wife, Betty J. Wright, their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hand** s **this** 18th **day of** August, 19 58

G. and H. Company

By: William C. Greer Partner

By: Earl Hawkins Partner

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