K 2802

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of EIGHT THOUSAND AND NO/100 . . . . . ($8,000.00) . . . . . **DOLLARS**

Cash in hand paid by Paul E. Goodwin and wife, Emma Jean Goodwin, the receipt of which is hereby acknowledged, I,

EDNA GERTRUDE KNIGHT, a widow

_____ **have bargained and sold, and by these presents do transfer and convey unto the said** PAUL E. GOODWIN AND WIFE, EMMA JEAN GOODWIN

_____ **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. 25 on the Plan of Roy F. Williams' Subdivision of the Hunter Tract, as of record in Book 547, page 12, Register's Office for said County.

Said Lot No. 25 fronts 50 feet on the easterly side of Setliff Street and runs back between parallel lines 160 feet to an alley.

Being the same property conveyed to Edna Gertrude Knight, a widow, by deed from Vincent Carlton, et ux, et al, of record in Book 2016, 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 Paul E. Goodwin and wife, Emma Jean Goodwin _____ **their heirs and assigns, forever.**

And I **do covenant with the said** Paul E. Goodwin and wife, Emma Jean Goodwin _____ **that** I am **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 State & County, taxes, which have been prorated and are hereby assumed by the purchasers.

And I, Edna Gertrude Knight, a widow, _____ **do further covenant and bind** myself, my **heirs and representatives, to warrant and forever defend the title to the said land to the said** Paul E. Goodwin and wife, Emma Jean Goodwin _____ **their heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness my **hand this** 26th **day of** August, 19 58

_____ Edna Gertrude Knight

_____ _____

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