K 2803

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of $10.00 - - - - - - - - - - - - - - - - - -
TEN AND- -00/100 DOLLARS
cash paid by J. D. Singleton and wife, Lucille Owen Singleton, and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

I, Dean Owen Swaney,
have bargained and sold, and by these presents do transfer and convey unto the said J. D. Singleton and wife, Lucille Owen Singleton, 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. 121 of Section "D" on the plan of E. I. du Pont de Nemours and Company's Subdivision, as of record in Book 1424, page 65, Register's Office for said County.
Said Lot No. 121 fronts 64 feet on the westerly side of Bryan Street and runs back between parallel lines, 150 feet to a dead line.
Being the same real property conveyed to Mrs. Dean Owen Swaney by deed from Robert A. Hudson and wife, dated April 3, 1950, and recorded in Book 1812, page 605, said Register's Office.

This conveyance is made subject to restrictions of record in Book 1812, page 250, and easements and restrictions contained in deed from Robert A. Hudson, et ux, to Dean Owen Swaney, of record in Book 1812, page 605, said Register's Office, which by reference are made a part of this instrument.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said J. D. Singleton and wife, Lucille Owen Singleton, their heirs and assigns, forever.

And we do covenant with the said J. D. Singleton and wife, Lucille Owen Singleton 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.

And I, Dean Owen Swaney
do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said J. D. Singleton and wife, Lucille Owen their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 29th day of August, 19 58

PG 215