K 2805

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of $ 10.00 **DOLLARS**
Ten and no/100 cash in hand paid by Frances W. Kelly and other good and valuable considerations the receipt of which is hereby acknowledged and the further consideration that the said Frances W. Kelly assume and agree to pay the sum of $ 6,537.25 which is the unpaid principal balance of a first mortgage note secured by Deed of Trust to Herschel Greer, Trustee, of record in Book 2179, Page 209, Register's Office for Davidson County, Tennessee. Said note is payable in monthly installments of $ 41.70 at the offices of Guaranty Mortgage Company, Nashville, Tennessee.

We, Walter B. Herod and wife, Irene Ann Herod

have bargained and sold, and by these presents do transfer and convey unto the said
Frances W. Kelly

her **heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:**

Being Lot No. 120 on the Map of Eva-Mor Heights, Section Two, as of record in Book 1835, Page 30, Register's Office for said County.

Said Lot No. 120 fronts 65 feet on the east side of McGavock Pike and runs back between lines 194.8 feet to a dead line in the rear on which it measures 65 feet.

Being the same property conveyed to Walter B. Herod and wife, Irene Ann Herod by deed from Ralph W. Fleming and wife, Jacqueline S. Fleming, as of record in Book 2436, Page 394, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants of record in Book 1787, Page 281, and Book 1876, Page 544, Register's Office for said County.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Frances W. Kelly
her **heirs and assigns, forever.**

And We **do covenant with the said** Frances W. Kelly
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 above stated Deed of Trust and 1958 Taxes which are in escrow, said escrow is hereby transferred to Grantee herein.

And We, Walter B. Herod and wife, Irene Ann Herod
do further covenant and bind ourselves and our **heirs and representatives, to warrant and forever defend the title to the said land to the said** Frances W. Kelly
her **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hand** s **this** 12th **day of** September, 19 58.

Walter B. Herod

Irene Ann Herod

PG 7