K 2805



**WARRANTY DEED** THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

**For and in consideration of the sum of** TWELVE THOUSAND SEVEN HUNDRED FIFTY AND NO/100 - ---------- ($12,750.00) ---------- **DOLLARS**
Cash in hand paid by Tiffany V. Hendrickson and wife, Dorothy G. Hendrickson, the receipt of which is hereby acknowledged, we,

M. M. COLEMAN, A. W. TERRELL AND G. H. TODD

_____ **have bargained and sold, and by these presents do transfer and convey unto the said** TIFFANY V. HENDRICKSON AND WIFE, DOROTHY G. HENDRICKSON
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. 51 on the Map of Charlotte Park Subdivision, Section I, as of record in Book 2663, page 2, Register's Office for said County.

Said Lot No. 51 fronts 82 feet on the southerly side of American Road and runs back 153 feet on the easterly line and 151.2 feet on the westerly line to a dead line in the rear on which it measures 51.6 feet.

Being the same property conveyed to M. M. Coleman, A. W. Terrell and G. H. Todd, by deed from Consolidated Developments Company, Inc., of record in Book 2747, page 283, 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** Tiffany V. Hendrickson and wife, Dorothy G. Hendrickson ~~Hendrickson~~ their **heirs and assigns, forever.**

**And** we **do covenant with the said** Tiffany V. Hendrickson and wife, Dorothy G. Hendrickson **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, M. M. Coleman, A. W. Terrell and G. H. Todd **do further covenant and bind** ourselves, our **heirs and representatives, to warrant and forever defend the title to the said land to the said** Tiffany V. Hendrickson and wife, Dorothy G. Hendrickson, their **heirs and assigns against the lawful claims of all persons, whomsoever.**

**Witness** our **hands this** 18th **day of** September, 19 58

G. H. Todd — M. M. Coleman

A. W. Terrell

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