K 2805

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of Ten and no/100 ($10.00) ---------- **DOLLARS**

cash in hand paid by Ernest J. Oppenheim and wife, Lore F. Oppenheim, receipt of which is hereby acknowledged, and for other good and valuable consideration,

We, H. T. Richardson and wife, Lula M. Richardson, **have bargained and sold, and by these presents do transfer and convey unto the said** Ernest J. Oppenheim and wife, Lore F. Oppenheim their **heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:**

Being in the 7th Civil District, and being Lot No. 2 on the Plan of Yancey Subdivision, of record in Book 2330, page 18, Register's Office for said County.

Said Lot No. 2 fronts 230.5 feet on the westerly side of Yancey Drive and runs back 187.3 feet on the northerly line and 191 feet on the southerly line to a dead line, measuring 230.6 fe t thereon.

Being the same property conveyed to H. T. Richardson, by deed from Charles A. Yancey and wife, of record in Book 2734, page 558, said Register's Office.

Current taxes have been prorated as of this date.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Ernest J. Oppenheim and wife, Lore F. Oppenheim their **heirs and assigns, forever.**

And we **do covenant with the said** Ernest J. Oppenheim and wife, Lore F. Oppenheim **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 we **do further covenant and bind** ourselves, our **heirs and representatives, to warrant and forever defend the title to the said land to the said** Ernest J. Oppenheim and wife, Lore F. Oppenheim their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hand** s **this** 15th **day of** September, 1958

H. T. Richardson

Lula M. Richardson

PG 583