K 2857

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO

For and in consideration of the sum of Eleven Thousand and No/100 ---------- ---------- $11,000.00 ---------- DOLLARS

Cash in hand paid by Stanley W. Emberton and wife, Jo Ann Emberton, the receipt of which is hereby acknowledged, we,

Russell B. Anderson and wife, Charlotte W. Anderson

_____ have bargained and sold, and by these presents do transfer and convey unto the said Stanley W. Emberton and wife, Jo Ann Emberton

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. 20 on the Plan of Beverly Heights, Section 1, as of record in Book 2331, page 26, Register's Office for said County.

Said lot No. 20 fronts 135 feet on the westerly side of Hopedale Drive and extends back 252.2 feet on the northerly line and 300.6 feet on the southerly line to a dead line, measuring 108.9 feet thereon.

Being part of the property conveyed to Russell B. Anderson by three deeds, one from Herschel Greer, dated August 24, 1955, filed August 30, 1955, and recorded in Book 2447, page 470, one from Herschel Greer, et al dated August 24, 1955, filed December 10, 1957, and recorded in Book 2706, page 395, and the other from Ira J. Estes, Jr., et al, dated December 28, 1956, filed December 28, 1956, and recorded in Book 2633, page 71, 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 Stanley W. Emberton and wife, Jo Ann Emberton their heirs and assigns, forever.

And we do covenant with the said Stanley W. Emberton and wife, Jo Ann Emberton 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, Russell B. Anderson and wife, Charlotte W. Anderson do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Stanley W. Emberton and wife, Jo Ann Emberton their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 2nd day of December, 19 58

Russell B. Anderson

Charlotte W. Anderson

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