K 2858

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

WARRANTY DEED

For and in consideration of the sum of $10.00

- - - - - - - - - - - - TEN & NO/100- - - - - - - - - - - - - - - - - - DOLLARS

Cash in hand paid, and other valuable considerations, the receipt of which is hereby acknowledged, we, Robert E. Rivers Sr., and wife, Susan Bowers Rivers,

have bargained and sold, and by these presents do transfer and convey unto the said Gayle Watson and wife, Ruth Dyer Watson, their

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit: being part of lot No. 22 and all of Lot No. 23 of Block "D" on the map of Country Club Estates, as of record in book 843, page 95, Register's Office for said County, described according to a survey made by Z. J. Wilkinson, Surveyor, December 4, 1958, as follows:
Beginning on the easterly margin of Janie Avenue at the corner of lots Nos. 22 and 23; thence with said Avenue southerly 100 feet; thence easterly with the line between lots Nos. 23 and 24, 175 feet; thence northerly 115.9 feet; thence in a southwesterly direction 175.7 feet to the beginning.
Said part of lot No. 22 being part of the real property conveyed to Robert E. Rivers, Sr., and wife, Susan Bowers Rivers, by deed from C. S. Dugger et al, dated August 4, 1945, filed August 6, 1945, and recorded in book 1341, page 427, and said lot No. 23 being the same real property conveyed to Susan Bowers Rivers by deed from J. T. Lovell and wife, dated January 30, 1937, filed February 1, 1937, and recorded in book 1027, page 2, 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 Gayle Watson and wife, Ruth Dyer Watson, their heirs and assigns, forever.

And we do covenant with the said Gayle Watson and wife, Ruth Dyer Watson 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, Robert E. Rivers, Sr., and wife, Susan Bowers Rivers do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Gayle Watson and wife, Ruth Dyer Watson their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 10th day of December, 1958

Susan Bowers Rivers

Robert E. Rivers, Sr.

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