K 2861

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of THIRTEEN THOUSAND FOUR HUNDRED AND NO/100 ------ ---------- ($13,400.00) ---------- **DOLLARS**

Cash in hand paid by Harold Brown Wooley and wife, Billie June Wooley, the receipt of which is hereby acknowledged, we,

JOHNSON A. DUNAWAY AND WIFE, HAZEL GERTRUDE DUNAWAY

_____ **have bargained and sold, and by these presents do transfer and convey unto the said** HAROLD BROWN WOOLEY AND WIFE, BILLIE JUNE WOOLEY

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

Being Lot No. 12 on the Plan of Fairview Subdivision in the 11th Civil District of Davidson County, Tennessee, as of record in Book 1835, page 131, Register's Office for said County.

Said Lot No. 12 is described as beginning at a point on the easterly margin of Snow Avenue, at the common corner of Lots Nos. 11 and 12; thence with the line between said lots easterly 240.9 feet to a point; thence southerly 111 feet to the northerly margin of a 50 foot unnamed street or roadway; thence with the margin of the same westwardly 220 feet to the beginning of a curve; thence along said curve northwestwardly 39.5 feet to the easterly margin of Snow Avenue; thence with the margin of the same northwardly 105.3 feet to the beginning.

Being the same property conveyed to Johnson A. Dunaway and wife, Ruby A. Dunaway, by deed from George F. Howell and William H. Howell, of record in Book 2341, page 1, said Register's Office, the said Ruby A. Dunaway having since died.

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 Harold Brown Wooley and wife, Billie June Wooley their **heirs and assigns, forever.**

And we **do covenant with the said** Harold Brown Wooley and wife, Billie June Wooley **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 1959 taxes, which have been prorated and are hereby assumed by the purchasers.

And we, Johnson A. Dunaway and wife, Hazel Gertrude Dunaway **do further covenant and bind** ourselves, our **heirs and representatives, to warrant and forever defend the title to the said land to the said** Harold Brown Wooley and wife, Billie June Wooley their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hands this** 9th **day of** January, 19 59

Johnson A. Dunaway

Hazel Gertrude Dunaway

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