K 2862

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of NINE THOUSAND SIX HUNDRED AND NO/100 ---------- ($9600.00) ---------- DOLLARS

Cash in hand paid by Odie Eugene Sage and wife, Frances Sage, the receipt of which is hereby acknowledged, we,

VERNON M. WILLIAMS, SR. AND WIFE, EDITH L. WILLIAMS

have bargained and sold, and by these presents do transfer and convey unto the said ODIE EUGENE SAGE AND WIFE, FRANCES SAGE

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. 17 on the Map of Neldia Heights Subdivision, as of record in Book 2663, page 47, Register's Office for said County.

Said Lot No. 17 fronts 82.94 feet on the easterly side of Neldia Court and runs back 175.3 feet on the northerly line and 173.3 feet on the southerly line to a point.

Being a part of the same property conveyed to Vernon M. Williams, Sr. by deed from Vernon M. Williams, Jr. and wife, of record in Book 2740, page 203, 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 Odie Eugene Sage and wife, Frances Sage their heirs and assigns, forever.

And we do covenant with the said Odie Eugene Sage and wife, Frances Sage 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, Vernon M. Williams, Sr. and wife, Edith L. Williams do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Odie Eugene Sage and wife, Frances Sage their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 14th day of January, 19 59

Vernon M. Williams, Sr.

Editth L. Williams

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