K 2864

THIS FORM FURNISHED BY ATTORNEYS TITLE CO

WARRANTY DEED

For and in consideration of the sum of ---------TEN DOLLARS CASH AND OTHER GOOD AND VALUABLE CONSIDERATIONS ---------- DOLLARS Cash in paid by Columbus Paul Close and wife, Lela Sue Close, the receipt of which is hereby acknowledged, and the assumption of a loan in the amount of $9,811.05 and recorded in Book 2677, page 45 to John W. Murphree, Trustee and on October 29, 1958, said deed of trust was assigned to Williamsburg Savings Bank, as of record in Book 2755, page 529, Register's Office for said County.

CALVIN COOLIDGE LYNCH AND WIFE, DOROTHY R. LYNCH have bargained and sold, and by these presents do transfer and convey unto the said COLUMBUS PAUL CLOSE AND WIFE, LELA SUE CLOSE 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. 218 on the Plan of Fairlane Park, Section III, as of record in Book 2331, pages 145 and 146, Register's Office for said County. Said Lot No. 218 fronts 73 feet on the west side of Pearson Place and runs back 200.7 feet on the south line and 205.6 feet on the north line, which is a broken line, to a dead line in the rear on which it measures 32 feet.

Being the same property conveyed to Calvin Coolidge Lynch and wife, Dorothy R. Lynch, by deed from Melpar Homes, Inc., of record in Book 2703, page 197, said Register's Office.

Restrictive covenants applicable to Fairlane Park, Section III, of record in Book 2598, page 491, Register's Office, Davidson County, Tennessee, dated October 16th, 1956, recorded October 24th, 1956.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said COLUMBUS PAUL CLOSE AND WIFE, LELA SUE CLOSE their heirs and assigns, forever.

And we do covenant with the said COLUMBUS PAUL CLOSE AND WIFE, LELA SUE CLOSE 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 CALVIN COOLIDGE LYNCH AND WIFE, DOROTHY R. LYNCH do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said COLUMBUS PAUL CLOSE AND WIFE, LELA SUE CLOSE thier heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 10th day of January, 19 59

Calvin Coolidge Lynch

Dorothy R. Lynch

STATE OF TENNESSEE
Davidson County

Personally appeared before me, MARBUT G. GASTON, a Notary Public in and for said County and State, the within named CALVIN COOLIDGE LYNCH AND WIFE, DOROTHY R. LYNCH the bargainor S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 10th day of January, 1959

Commission expires January 24th, 1961

Marbut G. Gaston
Notary Public

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