K 2878

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 Robert H. Lyles and wife, Ruby P. Lyles, 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 ROBERT H. LYLES AND WIFE, RUBY P. LYLES

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. 48 on the Plan of Beverly Heights, Section 2, as of record in Book 2331, page 42, Register's Office for said County.

Said Lot No. 48 fronts 75.01 feet on the easterly side of Hopedale Drive and extends back 223.8 feet on the southerly line and 235.4 feet on the northerly line to a dead line, measuring 55 feet thereon.

Being part of the real property conveyed to Russell B. Anderson, by deed from Anderson and Estes, a partnership, 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 Robert H. Lyles and wife, Ruby P. Lyles their heirs and assigns, forever.

And we do covenant with the said Robert H. Lyles and wife, Ruby P. Lyles 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, 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 Robert H. Lyles and wife, Ruby P. Lyles their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 25th day of February, 19 59

Russell B. Anderson

Charlotte W. Anderson

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