K 2879

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of Ten and No/100 ---------- ----------($10.00) ----------**DOLLARS**

Cash in hand paid by Charles Evans Lovell and wife, Eunice S. Lovell, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

R. R. Mincy and wife, Mariam Mincy

_____ **have bargained and sold, and by these presents do transfer and convey unto the said** Charles Evans Lovell and wife, Eunice S. Lovell

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. 47 on the Map of Treppard Heights Subdivision, Section II, as of record in Book 2330, page 167, Register's Office for Davidson County, Tennessee.

Said Lot No. 47 fronts 75 feet on the northwesterly margin of West Hamilton Avenue and extends back between parallel lines 250 feet to a dead line in the rear.

Being a part of the property conveyed to R. R. Mincy and wife, Mariam Mincy, by deed from J. R. Coarsey, Trustee, as of record in Book 2808, page 353, Register's Office for Davidson County, Tennessee.

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 Charles Evans Lovell and wife, Eunice S. Lovell their **heirs and assigns, forever.**

And we **do covenant with the said** Charles Evans Lovell and wife, Eunice S. Lovell **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 1959 taxes which have been prorated and are hereby assumed by the purchasers.

And we, R. R. Mincy and wife, Mariam Mincy **do further covenant and bind** ourselves, our **heirs and representatives, to warrant and forever defend the title to the said land to the said** Charles Evans Lovell and wife, Eunice S. Lovell their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hand** s **this** 27th **day of** February, 19 59

_____ R. R. Mincy

_____ Mariam Mincy

PG 155