BK 2880

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of Nine Thousand Seven Hundred-Fifty and no/100 - - - - - - ($9,750.00) - **DOLLARS** cash in hand paid, receipt of which is hereby acknowledged,

We, WILLIAM H. ROBERTSON and wife, MARTHA PHELPS ROBERTSON, **have bargained and sold, and by these presents do transfer and convey unto the said** JAMES E. ALEXANDER and wife, OLIVIA ANN ALEXANDER, 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. 97 on the Plan of Dalewood, Section 1, as of record in Book 1424, Page 108, Register's Office for said County.

Said Lot No. 97 fronts 82 feet on the easterly side of Stratford Avenue and runs back between parallel lines 150 feet to a dead line.

Being the same property conveyed to William H. Robertson and wife, Martha Phelps Robertson, by deed from Mary Catherine Leake, unmarried, of record in Book 2013, page 413, said Register's Office.

Said property is sold subject to easements and restrictions of record in Book 1424, Page 108; Book 1729, Page 154, Register's Office for said County.

State & County Taxes for 1959 have been pro-rated, and the grantees herein agree to pay same.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said James E. Alexander and wife, Olivia Ann Alexander, their **heirs and assigns, forever.**

And we **do covenant with the said** James E. Alexander and wife, Olivia Ann Alexander **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 as stated heretofore.

And We, William H. Robertson and wife, Martha Phelps Robertson, **do further covenant and bind** ourselves, our **heirs and representatives, to warrant and forever defend the title to the said land to the said** James E. Alexander and wife, Olivia Ann Alexander, their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hand** s **this** 11th **day of** March, 19 59

William H. Robertson

Mrs. Martha Phelps Robertson

PG 537