K 2881

WARRANTY DEED

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of Fifteen Thousand Nine Hundred Fifty and No/100 ---
----------($15,950.00) ---------- DOLLARS

Cash in hand paid by H. Dorris Hunt and wife, Gracie Hunt, the receipt of which is hereby acknowledged, we,

Harry G. Graham and wife, Margaret Hunt Graham

have bargained and sold, and by these presents do transfer and convey unto the said H. Dorris Hunt and wife, Gracie Hunt

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. 218 on the Plan of Charlotte Park, Section III, as of record in Book 2663, page 70, Register's Office for Davidson County, Tennessee.

Said Lot No. 218 fronts 86.0 feet on the easterly side of Henry Ford Drive and extends back 302.5 feet on the northerly line and 304.3 feet on the southerly line to a dead line in the rear on which it measures 18.0 feet.

Being the same property conveyed to Harry G. Graham and wife, by deed from Consolidated Developments, Inc., of record in Book 2811, page 107, 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 H. Dorris Hunt and wife, Gracie Hunt their heirs and assigns, forever.

And we do covenant with the said H. Dorris Hunt and wife, Gracie Hunt 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, Harry G. Graham and wife, Margaret Hunt Graham do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said H. Dorris Hunt and wife, Gracie Hunt their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 10th day of March, 1959

Harry G. Graham

Margaret Hunt Graham

G 31