BK 2881

Book 2881 Page 423

WARRANTY DEED

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of - - - - - $10.00 - - - - - - - - - - - - - - - - -

- - - - - - - - - - - - - - - - - - - Ten and no/100 - - - - - - - - - - - - - - DOLLARS

cash in hand paid by Glenn B. McCandless and wife, Frances T. McCandless, and other good and valuable considerations, the receipt of which is hereby acknowledged, and the assumption of the unpaid balance of the mortgage executed by Robert L. Preston and wife, Jessie D. Preston, to Ferriss C. Bailey, Trustee, of record in Book 2687, page 519, Register's Office for Davidson County, Tennessee, which mortgage the purchaser hereby assumes and agrees to pay,

We, Robert L. Preston and wife, Jessie D. Preston have bargained and sold, and by these presents do transfer and convey unto the said Glenn B. McCandless and wife, Frances T. McCandless 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. 179 on the Plan of Sunset View, as of record in Book 2331, pages 100 and 101, Register's Office for said County, and as revised in Book 2663, pages 27 and 28, said Register's Office.

Said Lot No. 179 fronts 80 feet on the northerly side of Dundee Lane and extends back 150 feet on the easterly line and 148.5 feet on the westerly line to a dead line, measuring 80 feet thereon.

Being the same property conveyed to Robert L. Preston and wife, Jessie D. Preston, by deed from Mercury Homes, a partnership of Martin and Harry Zeitlin, of record in Book 2737, page 119, 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 Glenn B. McCandless and wife, Frances T. McCandless their heirs and assigns, forever.

And we do covenant with the said Glenn B. McCandless and wife, Frances T. McCandless 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 herein above stated.

And we, Robert L. Preston and wife, Jessie D. Preston do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Glenn B. McCandless and wife, Frances T. McCandless, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 4th day of February, 1959

Robert L. Preston

Jessie D. Preston

PG 423