K 2902

WARRANTY DEED

THIS FORM FURNISHED BY ATTORNEYS TITLE CO

For and in consideration of the sum of Nine Thousand and No/100 - ($9,000.00) - - - - - - - - - - - - - - - - DOLLARS Cash in hand paid by George W. Martin and wife, Barbara S. Martin, the receipt of which is hereby acknowledged, we,

N. H. Barker and wife, Dorothy H. Barker

have bargained and sold, and by these presents do transfer and convey unto the said George W. Martin and wife, Barbara S. Martin 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. 42 on the Map of Moss Wood Subdivision, as of record in Book 2663, page 102, Register's Office for said County.

Said Lot No. 42 fronts 60 feet on the westerly side of Waco Drive and runs back between parallel lines 147.5 feet to a dead line.

Being a part of the same property conveyed to N. H. Barker by deed from M. J. Moss and wife, of record in Book 2744, page 229, 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 George W. Martin and wife, Barbara S. Martin their heirs and assigns, forever.

And we do covenant with the said George W. Martin and wife, Barbara S. Martin 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, N. H. Barker and wife, Dorothy H. Barker do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said George W. Martin and wife, Barbara S. Martin their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 23rd day of April, 19 59

N. H. Barker

Dorothy H. Barker

PG 403