K 2905

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS T TLE CO

For and in consideration of the sum of NINE THOUSAND AND NO/100 ($9,000.00) DOLLARS

Cash in hand paid by James D. Perry and wife, Helen G. Perry, 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 JAMES D. PERRY AND WIFE, HELEN G. PERRY

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. 46 on the Map of Moss Wood Subdivision, as of record in Book 2663, page 102, Register's Office for said County.

Said Lot No. 46 fronts 59 feet on the southerly side of Laramie Avenue and runs back 101.8 feet on the easterly line and 90.7 feet on the westerly line to a dead line in the rear, which is a broken line, measuring 138.35 feet thereon.

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 James D. Perry and wife, Helen G. Perry their heirs and assigns, forever.

And we do covenant with the said James D. Perry and wife, Helen G. Perry 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 James D. Perry and wife, Helen G. Perry their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 11th day of May, 19 59

N. H. Barker

Dorothy H. Barker

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