K 2905

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO

For and in consideration of the sum of TEN AND NO/100 ---------- ($10.00) ---------- DOLLARS Cash in hand paid 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 John C. Healy and wife, Elizabeth B. Healy, to E. A. Goodloe, Trustee, of record in Book 2872, page 531, Register's Office for Davidson County, Tennessee, to secure Home Federal Savings and Loan Association the original principal sum of $20,250.00, which mortgage the purchasers hereby assume and agree to pay, We,

John C. Healy and wife, Elizabeth B. Healy

have bargained and sold, and by these presents do transfer and convey unto the said John M. Flexner and wife, Barbara L. Flexner 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. 56 on the Plan of Sheed Estates of record in Book 2133, pages 10 and 11, Register's Office for said County.

Said Lot No. 56 fronts 134 feet on the westerly side of Wallace Lane and runs back between parallel lines 300 feet to a dead line, measuring 134 feet thereon.

Being the same property conveyed to John C. Healy and wife, Elizabeth B. Healy, by deed from William A. Sheetz and wife, of record in Book 2856, page 217, 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 John M. Flexner and wife, Barbara L. Flexner their heirs and assigns, forever.

And we do covenant with the said John M. Flexner and wife, Barbara L. Flexner 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 appears of record, and 1959 taxes, which are hereby assumed by the purchasers.

And we, John C. Healy and wife, Elizabeth B. Healy do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said John M. Flexner and wife, Barbara L. Flexner their heirs and assigns against the lawful claims of all persons, whomsoever.

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

John C. Healy

Elizabeth B. Healy

G 91