K 2906

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO

For and in consideration of the sum of ----------$4,335.00----------

Four Thousand Three Hundred Thirty Five and No/100---------- DOLLARS

Cash in hand paid by ~~David Elder~~ George David Elder, Jr. the receipt of which is hereby acknowledged,

We, Ray E. Garrett and wife, Ruth F. Garrett,

have bargained and sold, and by these presents do transfer and convey unto the said George David Elder, Jr. and wife, his

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. 62 on the Plan of Oakland Acres, Section VII, as of record in Book 2663, page 108, Register's Office for said County.

Said Lot No. 62 fronts 134.7 feet on the easterly side of Saunders Avenue and runs back 181.5 feet on the northerly line and 285.2 feet on the southerly line to a dead line in the rear on which it measures 191.9 feet.

Being part of the same property conveyed to Ray E. Garrett and wife, Ruth F. Garrett, by deed from Annie F. Orr, et al, of record in Book 1554, page 81, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants, easements and setback lines of record.

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 David Elder, Jr. and wife, his heirs and assigns, forever.

And we do covenant with the said George David Elder, Jr. and wife 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 taxes for 1959, which have been pro-rated and assumed by the purchaser.

And we, Ray E. Garrett and wife, Ruth F. Garrett, 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 David Elder, Jr. and wife his heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 30 day of April, 1959

Ray E. Garrett

Ruth F. Garrett

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