K 2923

WARRANTY DEED

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

TEN AND NO/100 ---------- DOLLARS

Cash in hand paid by the Grantees herein and other good and valuable considerations receipt of which is hereby acknowledged and the further considerations that said Grantees assume and agree to pay the sum of $ 16,519.50 the unpaid balance of this date of a note secured by Deed of Trust to Herschel Greer, Trustee, of record in Book 2815, page 27, Register's Office for Davidson County, Tennessee.

We Lovell Anderson and wife, Lois T.Anderson have bargained and sold, and by these presents do transfer and convey unto the said Ben C.Shields and wife, Nancy P.Shields 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. 69 on the Plan of Oak Hill Valley Subdivision, as of record in Book 1835, pages 15 and 16, Register's Office for said County.

Said Lot No. 69 fronts 200 feet on the southerly side of Van Leer Drive and extends back between parallel lines, 225 feet to a dead line in the rear, on which it measures 200 feet.

Being the same property conveyed to Lovell Anderson and wife, Lois T.Anderson, by deed from Norman W.Cox and wife, Osye M.Cox, of record in Book 2794, page 277, Register's Office for Davidson County, Tennessee.

This conveyance subject to:

Restrictive Covenants and easements as of record in Book 931, page 53, Book 1788, page 186, and Book 1809, page 539, and as shown on the Plan of record in Book 1835, pages 15 and 16, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Ben C.Shields and wife, Nancy P.Shields their heirs and assigns, forever.

And we do covenant with the said Ben C.Shields and wife, Nancy P.Shields 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 above stated and taxes which have been pro-rated and assumed by Grantees.

And we, Lovell Anderson and wife, Lois T.Anderson do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Ben C.Shields and wife, Nancy P.Shields their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 6th day of July, 19 59

Lovell Anderson

Lois T. Anderson

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Alice Hicks, a Notary Public in and for said County and State, the within named Lovell Anderson and wife, Lois T.Anderson

the bargainor/s with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 6th day of July, 19 59

Commission expires, My Commission Expires July 30, 1962

Alice Hicks
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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