K 2930

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 by Ralph W. Decker and wife, Elvira D. Decker, 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 D. Lee Cottrill, Jr., and wife, Dorothy B. Cottrill, to Herschel Greer, Trustee, of record in Book 2773, page 563, Register's Office for Davidson County, Tennessee, which mortgage the purchasers hereby assume and agree to pay, we,

D. LEE COTTRILL, JR. AND WIFE, DOROTHY B. COTTRILL

have bargained and sold, and by these presents do transfer and convey unto the said Ralph W. Decker and wife, Elvira D. Decker their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in the 7th Civil District of Davidson County, Tennessee, being Lot No. 21, Block 8, on the Map showing resubdivision of a part of Royal Oaks Subdivision, for John Calhoun, as of record in Book 547, page 167, Register's Office for said County.

Said Lot fronts 100 feet on the north side of Signal Hill Drive and runs back between lines 177 feet 5 inches on the west line and 178 feet on the east line, to a dead line, measuring 100 feet thereon.

Being the same property conveyed to D. Lee Cottrill, Jr. and wife, Dorothy B. Cottrill, by deed from Glenn O. Youngblood and wife, of record in Book 2753, page 443, 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 Ralph W. Decker and wife, Elvira D. Decker their heirs and assigns, forever.

And we do covenant with the said Ralph W. Decker and wife, Elvira D. Decker 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 herein above stated, and 1959 taxes which have been prorated and are hereby assumed by the purchasers.

And we, D. Lee Cottrill, Jr. and wife, Dorothy B. Cottrill do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Ralph W. Decker and wife, Elvira D. Decker their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 6th day of August, 19 59

D. Lee Cottrill Jr.

Dorothy B. Cottrill

Roll

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