K 2930

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of ELEVEN THOUSAND NINE HUNDRED FIFTY AND NO/100 -- ---------- ($11,950.00) ---------- DOLLARS

Cash in hand paid by Perry O'Neal and wife, Betty K. O'Neal, the receipt of which is hereby acknowledged, WRIGHT & SADLER, INC., a Tennessee Corporation, with its principal office and place of business at Nashville, Tennessee, has ~~have~~ bargained and sold, and by these presents do/es transfer and convey unto the said PERRY O'NEAL AND WIFE, BETTY K. O'NEAL their ~~heirs~~ 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. 67 on the Map of Primrose Acres Subdivision, as of record in Book 2663, page 106, Register's Office for said County.

Said Lot No. 67 fronts 100.45 feet on the easterly side of Graycroft Avenue and runs back 212.8 feet on the north line and 159.3 feet on the south line to a dead line, which is a broken line, measuring 118.6 feet thereon.

Being a part of the same property conveyed to Wright & Sadler, Inc., by two deeds, one from Floyd W. Primrose and wife, of record in Book 2856, page 599, and the other from Gaines and Gregory Construction Company, Inc., of record in Book 2864, page 417, 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 Perry O'Neal and wife, Betty K. O'Neal their heirs and assigns, forever.

And it does ~~do~~ covenant with the said Perry O'Neal and wife, Betty K. O'Neal that it is 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 Wright & Sadler, Inc. ~~its~~ successors do/further covenant and bind itself, its ~~heirs~~ and representatives, to warrant and forever defend the title to the said land to the said Perry O'Neal and wife, Betty K. O'Neal their heirs and assigns against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF: Wright & Sadler, Inc., a corporation aforesaid, has caused this ~~instrument~~ ~~to be executed~~ by its duly authorized officers this 13th day of August, 1959.

ATTEST: WRIGHT & SADLER, INC.

Lewis H. Sadler By John E. Wright

Lewis H. Sadler, Secretary-Treasurer John E. Wright, President

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