K 2960



# WARRANTY DEED

*For and in consideration of the sum of* ($10.00)
- - - - - - - - - - - TEN AND 00/100 - - - - - - - - - - - - - - - - - - - - *DOLLARS*

cash in hand paid and other good and valuable considerations, paid by the grantees, the receipt of which is hereby acknowledged,

Union Trust Company, a Tennessee Corporation, existing under the laws of the State of Tennessee,

has
/have *bargained and sold, and by these presents do transfer and convey unto the said* Franklin L. Ludy and wife, Ludie P. Ludy, their

*heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:*

Land in Davidson County, Tennessee, being Lot No. 28 on the Plan of Sky View Subdivision, as of record in Book 2331, pages 54 and 55, Register's Office for said County, described as follows:
Beginning on the westerly margin of Oakview Drive at the corner of Lots Nos. 28 and 29; thence with the line between said Two Lots westerly 210 feet to the corners of Lots 28, 29 and 30; thence with the line between Lots Nos. 28 and 30, southwesterly 109 feet; thence southeasterly 196 feet to the corner of Lots 26, 27 and 28; thence with the line between Lots Nos. 27 and 28, easterly 154.5 feet to the westerly margin of Oakview Drive; thence with the same northerly 133.4 feet to the beginning.
Being part of the real property conveyed to Union Trust Company, Inc., by deed from W. T. Lyle, et al, dated February 6, 1959, filed February 19, 1959, and recorded in Book 2877, page 444, said Register's Office.
This conveyance is made subject to restrictions of record in Book 1708, page 516, and in Book 2444, page 576, Register's Office, Davidson County, Tennessee, and ten-foot easement for public utilities along westerly part of the southerly line and along the northerly line of premises; anchor easement at the southeast corner of premises, 60-foot building setback line from Oakview Drive, and conditions of owners certificate, as shown on Plan of record in Book 2331, pages 54 and 55, R. O. D. C. 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* Franklin L. Ludy and wife, Ludie P. Ludy, their

*heirs and assigns, forever.*

*And* it does *to covenant with the said* Franklin L. Ludy and wife, Ludie P. Ludy

*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 the 1959 State and County taxes, which have been pro-rated and assumed by the grantees herein.

*And* Union Trust Company, a Tennessee Corporation

does
/*do further covenant and bind* itself, its / successors and assigns ~~heirs and representatives~~ *to warrant and forever defend the title to the said land to the said* Franklin L. Ludy and wife, Ludie P. Ludy, their

*heirs and assigns against the lawful claims of all persons, whomsoever.*
*Witness* ~~hand~~ *this* 10th *day of* September, *19* 59., *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

ATTEST: [illegible] Secretary

UNION TRUST COMPANY
BY: Everett H. Lovington Jr.
President

*STATE OF TENNESSEE }*
*COUNTY OF DAVIDSON }*

*Personally appeared before me,* ..... *a Notary Public in and for said County and State,* .....

.....

.....

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

*Witness my hand and official seal at* ..... *Tennessee, this* ..... *day of* ....., *19*.....

..... *Notary Public*

*Commission expires* .....

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