K 2961

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

WARRANTY DEED

For and in consideration of the sum of $ 10.00

Ten and no/100 **DOLLARS**

cash in hand paid by William B. Deaderick and wife, Pearl H. Deaderick and other good and valuable considerations the receipt of which is hereby acknowledged, We, Finis J. Lampley and wife, Mary Elizabeth Lampley

have bargained and sold, and by these presents do transfer and convey unto the said William B. Deaderick and wife, Pearl H. Deaderick

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

Being Lot No. 19 on the Plan of Riverwood Terrace, of record in Book 1835, Page 134, Register's Office for said County.

Said Lot No. 19 fronts 80 feet on the westerly side of Cooper Lane and runs back 200 feet on the northerly side and 180.8 feet on the southerly side to a dead line in the rear on which it measures 87 feet.

Being the same property conveyed to Finis J. Lampley and wife, Mary Elizabeth Lampley, by deed from S. J. Dale and wife, Lettie C. Dale, of record in Book 2156, Page 99, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants in Book 2087, Page 503, Register's Office for Davidson County, Tennessee. Also a 40 foot setback line from Cooper Lane and a 10 foot easement for public utilities as shown on Plan of record in Book 1835, Page 134, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said William B. Deaderick and wife, Pearl H. Deaderick their **heirs and assigns, forever.**

And We **do covenant with the said** William B. Deaderick and wife, Pearl H. Deaderick **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 for 1959 County Taxes which have been prorated and assumend by Grantees herein.

And We, Finis J. Lampley and wife, Mary Elizabeth Lampley **do further covenant and bind** ourselves and our heirs and representatives, to warrant and forever **defend the title to the said land to the said** William B. Deaderick and wife, Pearl H. Deaderick their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hand** s **this** 19th. **day of** September, 19 59.

Finis J. Lampley

Mary Elizabeth Lampley

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Mrs. Dee Bearden, **a Notary Public in and for said County and State, the within named** FINIS J. LAMPLEY AND WIFE, MARY ELIZABETH LAMPLEY

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 19th **day of** September, 19 59.

Commission expires August 3, 1960

Mrs. Dee Bearden
Notary Public

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