K 2961

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 Edward M. Sinz, Jr., and wife, Lois E. Sinz, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Arthur F. Dean and wife, Karleen B. Dean

_____ have bargained and sold, and by these presents do transfer and convey unto the said Edward M. Sinz, Jr. and wife, Lois E. Sinz their 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. 6 on the Plan of McGavock Heights Subdivision, Section 3, as of record in Book 2330, page 102, Register's Office for Davidson County, Tennessee.

Said Lot No. 6 fronts 165.1 feet on the westerly margin of Crestdale Drive and extends back between lines 240 feet on the northerly line and 250 feet on the southerly line, to a dead line in the rear, measuring 157.3 feet thereon.

Being a part of the property conveyed to Arthur F. Dean and wife, Karleen B. Dean by deed from Herbert L. Helms and wife, Bettye M. Helms, as of record in Book 2805, page 597, Register's Office for Davidson County, Tennessee.

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 Edward M. Sinz, Jr. and wife, Lois E. Sinz their heirs and assigns, forever.

And we do covenant with the said Edward M. Sinz, Jr. and wife, Lois E. Sinz 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 1959 taxes which have been prorated and are hereby assumed by the purchasers.

And we, Arthur F. Dean and wife, Karleen B. Dean do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Edward M. Sinz, Jr. and wife, Lois E. Sinz their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 16th day of September 1959

Arthur F. Dean

Karleen B. Dean

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