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 Robert L. Richardson and wife, Geneva B. Richardson, and other good and valuable considerations the receipt of which is hereby acknowledged, and in further consideration the said Robert L. Richardson and wife, Geneva B. Richardson, have assumed and agreed to pay the remaining unpaid balance of a certain note which is secured by a deed of trust executed by Marion Andrew Thrower and wife, Helen H. Thrower, to R. Bruce Robertson, Trustee, of record in Book 2349, page 115, Register's Office for Davidson County, Tennessee, reference to which said instrument is here made for a more particular description of said note and the terms and conditions of said deed of trust the obligations of which are assumed by the said grantees.

POSSESSION TO BE GIVEN OCTOBER 1, 1959.

We Marion Andrew Thrower and wife, Helen H. Thrower have bargained and sold, and by these presents do transfer and convey unto the said Robert L. Richardson and wife, Geneva B. Richardson 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. 80, Section 1, Southlake, as of record in Book 2083, page 58, Register's Office for said County.

Said Lot No. 80 fronts 70 feet on the east side of Holbrook Drive and runs back between lines, 141.4 feet on the north line and 141.8 feet on the south line to a dead line in the rear, measuring 70 feet.

Being the same property conveyed to Marion Andrew Thrower and wife, Helen H. Thrower, by deed from Webber and Alexander, Inc., of record in Book 2302, page 299, Register's Office for Davidson County, 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 Robert L. Richardson and wife, Geneva B. Richardson their heirs and assigns, forever.

And we do covenant with the said Robert L. Richardson and wife, Geneva B. Richardson, 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 set out.

And we, Marion Andrew Thrower and wife, Helen H. Thrower do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Robert L. Richardson and wife, Geneva B. Richardson, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 24th day of September, 1959

Marion Andrew Thrower

Helen H. Thrower

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