K 2991

**WARRANTY DEED** THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of TEN ***

DOLLARS

cash paid in hand and other good and valuable considerations, the receipt of all of which is hereby acknowledged. The Purchaser assumes and agrees to pay the 1959 taxes on the property herein conveyed, said taxes having been pro-rated as of date of deed.

[redacted]

I, Herman McCallum, unmarried, have bargained and sold, and by these presents do transfer and convey unto the said Karl Gebhardt and wife, Romonia Gebhardt, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit: Being lot 294 on the Plan of Sunset View Section Four, as of record in Book 2854, page 63, Register's Office for Davidson County. Reference is hereby made to said recorded plan for a complete description of said lot.

Being part of the same property conveyed to Herman McCallum and wife, Juanda McCallum by deed from George I. Waddey, Jr., et al., of record in Book 2449, Page 38, said Register's Office. Said Juanda McCallum having since conveyed her interest to Herman McCallum by deed of record in Book 2692, page 499, said Register's Office.

This conveyance made subject to restrictions of record in Book 2752, page 594, Register's Office for Davidson County.

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To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Karl Gebhardt and wife, Romonia Gebhardt, their heirs and assigns, forever.

And I do covenant with the said Karl Gebhardt and wife, Romonia Gebhardt, that I 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, books not ready, to be assumed and paid by Purchaser, being pro-rated as of date of deed.

And I, Herman McCallum, do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Karl Gebhardt and wife, Ramonia Gebhardt, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand on this 17th day of September, 1959

Herman McCallum

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