BK 2993

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) and no/100 DOLLARS and the assumption of Deed of Trust executed by James R. Covington and wife, Ada Lamb Covington, to Herschel Greer, Trustee, dated May 29, 1956, filed June 1, 1956, and recorded in book 2523, page 287, Register's Office for Davidson County, Tennessee, to secure the payment of a note of even date herewith for $11,700.00. Said note and deed of trust securing same were assigned to Federal National Mortgage Association by an instrument dated August 8, 1956, filed August 9, 1956, and recorded in book 2560, Register's Office for said County.

We, James R. Covington and wife, Ada Lamb Covington, have bargained and sold, and by these presents do transfer and convey unto the said William H. Williams and wife, Roberta G. Williams, 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. 128 on the Plan of Whispering Hills, Section 1, as of record in book 2331, pages 82, 83 and 84, Register's Office for said County, described as follows:
Beginning at a point in the northeast margin of Whispering Hills Drive, at the corner of Lots 126 and 128; thence with the line between said lots, northeastwardly 381.6 feet to a point; thence north 87° 05' east 98 feet to the northwest corner of a tract marked "Reserved"; thence with the west line of said Reserved tract, southwardly 48 feet to the north corner of lot 130; thence with the line between lots 128 and 130, southwestwardly 423.2 feet to a point in the northeast margin of Whispering Hills Drive; thence with the margin of the same, northwestwardly 79.8 feet to the beginning.
Being the same real property conveyed to James R. Covington and wife, Ada Lamb Covington, by deed from Mayfair Homes, Inc., dated May 29, 1956, filed June 1, 1956, and recorded in book 2540, page 629, said Register's Office.

This property conveyed subject to restrictive covenants contained in instrument executed by Andrew Ewing, Trustee, dated November 3, 1955, filed same day, and recorded in book 2481, page 499, Register's Office for Davidson County, Tennessee, a copy of which is hereto attached.

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 H. Williams and wife, Roberta G. Williams, their heirs and assigns, forever.

And we do covenant with the said William H. Williams and wife, Roberta G. Williams 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 by the deed of trust and note heretofore mentioned.

And we, James R. Covington and wife, Ada Lamb Covington, do further covenant and bind our heirs and representatives, to warrant and forever defend the title to the said land to the said William H. Williams and wife, Roberta G. Williams, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 12th day of November, 1959

James R. Covington
Ada Lamb Covington

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Charles F. Frazier, a Notary Public in and for said County and State, the within named James R. Covington and wife, Ada Lamb Covington, 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 12th day of November, 1959

CHARLES F. FRAZIER NOTARY PUBLIC

Commission expires April 19, 1960

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