BK 3026

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO

For and in consideration of the sum of Ten ($10.00) and 00/100------- DOLLARS

Cash in hand paid, the receipt of which is hereby acknowledged, and for other good and valuable considerations,

We, James Roscoe Powers and wife, Mary E. Powers

have bargained and sold, and by these presents do transfer and convey unto the said James L. Yunker and wife, Sara C. Yunker their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being lot No. 62 on the Plan of Sherry Heights, Section III, as of record in book 2331, page 127, Register's Office for Davidson County, Tennessee.
Said lot No. 62 fronts 123.0 feet on the southerly side of Tuckahoe Drive and runs back between lines 330.0 feet on the westerly line and 387.0 feet on the easterly line, which is a broken line, to a broken dead line in the rear on which it measures 131.9 feet.
Being the same property conveyed to James Roscoe Powers and wife, Mary Everette Powers, by deed from Wilma Goldstein Goldberg, Alan Bubis, and Reynolds Bubis, of record in book 2810, page 346, 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 James L. Yunker and wife, Sara C. Yunker their heirs and assigns, forever.

And we do covenant with the said James L. Yunker and wife, Sara C. Yunker 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.

And We, James Roscoe Powers and wife, Mary Everette Powers do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said James L. Yunker and wife, Sara C. Yunker their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 27 day of January, 1960

James Roscoe Powers

Mary E. Powers

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