K 3034

WARRANTY DEED

For and in consideration of the sum of - - - - - - - - ($10.00) - - - - - - - - -

- - - - - - - - - - - - Ten and no/100 - - - - - - - - - - - - DOLLARS

and other good and valuable considerations, the receipt of all of which is hereby acknowledged.

E. D. Lankford and Clayton E. Lankford

have bargained and sold, and by these presents do transfer and convey unto the said James D. Hemby and wife, Barbara J. Hemby, 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. 225 on the Plan of Charlotte Park, Section III, of record in Book 2663, page 70, Register's Office for said County.

Said Lot No. 225 fronts 64 feet on the easterly side of Henry Ford Drive and runs back 164 feet on the northerly line and 168 feet on the southerly line to a dead line in the rear on which it measures 88 feet.

Being the same property conveyed to E. D. Lankford and Clayton E. Lankford, Tenants in Common, by deed from Consolidated Developments, Inc., of record in Book 2806, page 170, said Register's Office.

This conveyance is made subject to restrictive covenants of record in Book 2803, page 210, said Register's Office, and also subject to an agreement with reference to a sewerage system, of record in Book 2593, page 566, said Register's Office.

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 D. Hemby and wife, Barbara J. Hemby, their heirs and assigns, forever.

And we do covenant with the said James D. Hemby and wife, Barbara J. Hemby 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, E. D. Lankford and Clayton E. Lankford 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 D. Hemby and wife, Barbara J. Hemby, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 1st day of April, 1960

E. D. Lankford

Clayton E. Lankford

STATE OF TENNESSEE
Davidson County

Personally appeared before me, [illegible], a Notary Public in and for said County and State, the within named E. D. Lankford and Clayton E. Lankford

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 1st day of April, 1960

Notary Public

My Commission Expires [illegible]

I