K 3035

For and in consideration of the sum of Twelve Thousand Three Hundred and No/100 ----------

----------($12,300.00) ----------DOLLARS

Cash in hand paid by James R. Young and wife, Adele H. Young, the receipt of which is hereby acknowledged, we,

W. C. Allen and wife, Irene N. Allen

have bargained and sold, and by these presents do transfer and convey unto the said James R. Young and wife, Adele H. Young,

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. 88 on the Map of Bellshire Estates, Section 1, as of record in Book 2854, page 9, Register's Office for said County.

Said Lot No. 88 fronts 120.0 feet on the south margin of Darbytown Drive and runs back 236.6 feet on the west line and 262.0 feet on the east line to a dead line, measuring 80.0 feet thereon.

Being a part of the property conveyed to W. C. Allen by warranty deed from Bellshire Properties, Inc. as of record in Book 2862, page 490, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictive covenants, easements and set back lines that are applicable to the above described property.

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 R. Young and wife, Adele H. Young, their heirs and assigns, forever.

And we do covenant with the said James R. Young and wife, Adele H. Young 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 1960 taxes which have been prorated and are hereby assumed by the purchasers.

And we, W. C. Allen and wife, Irene N. Allen 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 R. Young and wife, Adele H. Young their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 8th day of April, 19 60

W C Allen

Irene N Allen

STATE OF TENNESSEE
Davidson County

Personally appeared before me, A. M. Tenison, a Notary Public in and for said County and State, the within named W. C. Allen and wife, Irene N. Allen

the bargainors, 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 8th day of April, 19 60

Commission expires February 1, 1961

A. M. Tenison
Notary Public

WARRANTY DEED

FROM
W. C. ALLEN AND WIFE,

IRENE N. ALLEN

TO
JAMES R. YOUNG AND WIFE,

ADELE H. YOUNG

79319

GUARANTY MORTGAGE CO. OF NASHVILLE

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 12 day of Apr A.D. 1960 at 10:52 o'clock A.M.
Noted in Book 25 Page 552
Recorded in Book Page
Recording Fee $12.00
JAMES P. WILSON, Registr

Nashville City Title Insurance Company
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE

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