K 3070

TENNESSEE TITLE COMPANY

WARRANTY DEED — FORM 1002 — Published by Tennessee Title Company

For and in consideration of the sum of $ 10.00
TEN AND NO/100 DOLLARS

Cash in hand paid by Solon F. Dyer and wife, Lena E. Dyer, and other good and valuable consideration, receipt of which is hereby acknowledged;

S & G REALTY COMPANY

has / does bargained and sold, and by these presents do transfer and convey unto the said
Solon F. Dyer and wife, Lena E. Dyer
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. 18 on the Plan of Perry Heights, as of record in Book 2900, page 18, Register's Office for said County.
Said Lot No. 18 fronts 68 feet on the north side of McKeige Drive, and runs back 188.2 feet on the west line and 182.3 feet on the east line to a dead line in the rear on which it measures 70 feet.
Being part of the property conveyed to S & G Realty Company, by deed from Ferriss C. Bailey, Trustee, as of record in Book 2961, page 589, said Register's Office.

This conveyance is made subject to the restrictions recorded in Book 2928, page 445; and to the easements and limitations shown on the Map of record in Book 2900, page 18.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Solon F. Dyer and wife, Lena E. Dyer their heirs and assigns, forever.

And S & G Realty Company does / ~~do~~ covenant with the said Solon F. Dyer and wife, Lena E. Dyer that ~~has~~ it is lawfully seized and possessed of said land in fee simple; ~~has~~ a good right to convey it, and the same is unencumbered.

And S & G Realty Company does ~~do~~ further covenant and bind itself, its successors and assigns / ~~heirs and representatives~~, to warrant and forever defend the title to the said land to the said Solon F. Dyer and wife, Lena E. Dyer their heirs and assigns against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, S & G Realty Company has caused this instrument to be executed by ~~Witness my hand~~ its duly authorized officer this 5th day of May, 1960.

S & G REALTY COMPANY

BY: Sidney Dworsack
President

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor, with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____, 19____

Commission expires _____ Notary Public

TENNESSEE TITLE COMPANY

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