K 3070

WARRANTY DEED — Form 1001 — 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 Clyde C. Farrell and wife, Bernadene B. Farrell, and other good and valuable consideration, receipt of which is hereby acknowledged;

S & G REALTY COMPANY

has ~~have~~ does bargained and sold, and by these presents do transfer and convey unto the said Clyde C. Farrell and wife, Bernadene B. Farrell

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. 49 on the Plan of Perry Heights, of record in Book 2900, page 18, Register's Office for said County.

Said Lot No. 49 fronts 70 feet on the northwesterly side of Henry Drive and runs back 200 feet on the northeasterly line and 238 feet on the southwesterly line to a dead line in the rear on which it measures 79.9 feet.

Being part of the property conveyed to S & G Realty Company, by deed from Randall Phillips and wife, Louise T. Phillips, of record in Book 3028, page 323, 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 Clyde C. Farrell and wife, Bernadene B. Farrell their heirs and assigns, forever.

And S & G Realty Company does ~~I~~ do covenant with the said Clyde C. Farrell and wife, Bernadene B. Farrell ~~his~~ that it is lawfully seised and possessed of said land in fee simple; ~~have~~ 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 Clyde C. Farrell and wife, Bernadene B. Farrell 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 this ____ day of ____, 19____~~ its duly authorized officer this 9th day of May, 1960.

S & G REALTY COMPANY

By: Richard Overbrook
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

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