K 3071

WARRANTY DEED

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of NINE THOUSAND FIVE HUNDRED AND NO/100 ---------- ---------- ($9,500.00) ---------- DOLLARS Cash in hand paid by Bedford Randall Peterman and wife, Mary Ruth Peterman, the receipt of which is hereby acknowledged, we,

JAMES A. PETTY AND WIFE, FRANCES C. PETTY

_____ have bargained and sold, and by these presents do transfer and convey unto the said BEDFORD RANDALL PETERMAN AND WIFE, MARY RUTH PETERMAN

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 the westerly 35 feet of Lot No. 46 and the easterly 35 feet of Lot No. 47, Block "C", on the Map of Woodlawn Estates, as of record in Book 843, page 82, Register's Office for said County.

Said parts of said lots adjoin and front together 70 feet on the southerly side of Cumberland Avenue and run back between parallel lines 165 feet to a dead line.

Being the same property conveyed to James A. Petty and wife, Frances C. Petty, by deed from C. E. Carlew and wife, Helen S. Carlew, of record in Book 1760, page 69, said Register's Office.

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 Bedford Randall Peterman and wife, Mary Ruth Peterman their heirs and assigns, forever.

And We do covenant with the said Bedford Randall Peterman and wife, Mary Ruth Peterman 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 for 1960 taxes, which have been prorated and are hereby assumed by the purchasers.

And We, James A. Petty and wife, Frances C. Petty do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Bedford Randall Peterman and wife, Mary Ruth Peterman, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand this 12th day of May, 1960

James A. Petty

Frances C. Petty

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