K 3071

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of NINE THOUSAND NINE HUNDRED SEVENTY-FIVE AND NO/100 ----------($9,975.00)---------- DOLLARS

Cash in hand paid by Charles N. Stamps and wife, Frances W. Stamps, the receipt of which is hereby acknowledged, we,

GEORGIA W. STREET AND WIFE, MARY L. STREET

have bargained and sold, and by these presents do transfer and convey unto the said CHARLES N. STAMPS AND WIFE, FRANCES W. STAMPS 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 west 52.5 feet of Lot No. 19 and the east 5 feet of Lot No. 18 on the Map of Joywood Heights, Section III, not of record and described as follows:

Beginning at a point in the south margin of Capitol View Avenue, 5 feet west of the corner of Lots Nos. 18 and 19; thence southerly parallel to the line between said two lots 327.3 feet, more or less, to a point; thence easterly 57.5 feet to a point; thence northerly 326.8 feet, more or less, to the south margin of Capitol View Avenue; thence with the margin of the same, westerly 57.5 feet to the point of beginning.

Being the same property conveyed to Georgia W. Street and wife, Mary L. Street, by two deeds from T. W. Street and wife, of record in Book 2197, page 453, and Book 2809, page 179, each in the 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 Charles N. Stamps and wife, Frances W. Stamps their heirs and assigns, forever.

And we do covenant with the said Charles N. Stamps and wife, Frances W. Stamps 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, Georgia W. Street and wife, Mary L. Street do further covenant and bind OURSELVES, OUR heirs and representatives, to warrant and forever defend the title to the said land to the said Charles N. Stamps and wife, Frances W. Stamps their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness OUR hand S this 13th day of May, 19 60

Georgia W Street

Mary L. Street

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