K 3074

2843 Twin Lawn Dr

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of ----------$10.00----------

----------Ten and No/100----------DOLLARS

Cash in hand paid and other valuable considerations, the receipt of which is hereby acknowledged, including the assumption by Thomas B. King and wife, Ruby N. King, of a deed of trust executed by George M. Bodiford and wife, Helen Bodiford, to Miller Kimbrough, Trustee, dated July 6, 1956, of record in Book 2529, page 323, Register's Office for Davidson County, Tennessee, given to secure the original sum of $12,450.00, we George M. Bodiford and wife, Helen Bodiford,

_____ have bargained and sold, and by these presents do transfer and convey unto the said Thomas B. King and wife, Ruby N. King, 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. 141 on the Plan of Twin Lawn sub-division, of record in book 2331, page9, Register's office for Davidson County, Tennessee, and more particularly described as follows:

Said lot no. 141 fronts 80 feet on the southerly side of Twin Lawn Drive and extends back between lines 150 feet on the westerly side and 150 feet on the easterly side to a dead line in the rear on which it measures 80 feet.

Restrictive covenants of record in book 2338, page 511, RODC, and the plan of record in book 2331, page 9, RODC shows a 45 foot setback line from Twin Lawn Drive, and a 10 foot easement along the rear of the lot for public utilities, and a 2.5 x 20 foot anchor easement at the northwesterly corner of the lot.

Being the same property conveyed to George M. Bodiford and wife, Helen Bodiford, by deed from George Gianikas and wife, Mary Ellen Gianikas, in Book 2545, page 254, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said Thomas B. King and wife, Ruby N. King _____ their _____ heirs and assigns, forever.

And we do covenant with the said Thomas B. King and wife, Ruby N. King _____ that we lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And we, George M. Bodiford and wife, Helen Bodiford do further covenant and bind ourselves our heirs and representatives, to warrant and forever defend the title to the said land to the said Thomas B. King and wife, Ruby N. King _____ their _____ heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 6 day of June, 1960

Thomas B King
Ruby Nell King

Mrs Helen M. Bodiford
George M Bodiford

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