BK 3097

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of Ten and No/100 ----------
----------($10.00) ----------DOLLARS
Cash in hand paid by Lucille Jones, and other good and valuable considerations, the receipt of which is hereby acknowledged, and the assumption of the unpaid balance of the mortgage executed by James H. Flowers and wife, Josephine J. Flowers, to Herschel Greer, Trustee, of record in Book 3014, page 341, Register's Office for Davidson County, Tennessee, which mortgage the purchaser hereby assumes and agrees to pay, I, Josephine J. Flowers
have bargained and sold, and by these presents do transfer and convey unto the said Lucille Jones

her 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. 78 on the Plan of Cumberland Gardens, of record in Book 2900, pages 3 and 4, Register's Office for said County.

Said Lot No. 78 fronts 50 feet on the south side of Vance Avenue and runs back 143.9 feet on the east line and 135.9 feet on the west line to a dead line in the rear on which it measures 70 feet.

Being the same property conveyed to James H. Flowers and wife, Josephine J. Flowers, by deed from W. L. Bainbridge III, unmarried, of record in Book 2995, page 222, said Register's Office, the said James H. Flowers having since died.

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 Lucille Jones
her heirs and assigns, forever.

And I do covenant with the said Lucille Jones
that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered, except as appears of record, and 1960 taxes which have been assumed by the purchaser.

And I, Josephine J. Flowers
do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Lucille Jones
her heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 23rd day of June, 19 60

Josephine J. Flowers

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