BK 3098

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of Twelve Thousand and Five Hundred and No/100 ($12,500.00) DOLLARS

Cash in hand paid by Martin L. Withers and wife Lucille F. Withers, the receipt of which is hereby acknowledged, we, R. R. Mincy and R. E. Mincy

have bargained and sold, and by these presents do transfer and convey unto the said Martin L. Withers and wife Lucille F. Withers 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. 60 on the Map of Hermitage Hills Subdivision, as of record in Book 2900, page 49, Register's Office for Davidson County Tennessee.

Said Lot No. 60 fronts 91.17 feet on the southerly margin of Bonnalynn Drive and extends back 125.5 feet onthe easterly side and 158.0 feet on the westerly side to a broken line in the rear, measuring 88.0 feet thereon.

Being a part of the property conveyed to R. R. Mincy and R. E. Mincy by warranty deed from Miller Kimbrough, Trusttee, as of record in Book 3028, page 179, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictive covenants, easments, 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 Martin L. Withers and wife Lucille F. Withers, their heirs and assigns, forever.

And we do covenant with the said Martin L. Withers and wife Lucille F. Withers 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.

And R. R. Mincy and R. E. Mincy do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Martin L. Withers and wife, Lucille F. Withers their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 1St. day of July, 19 60

R. R. Mincy

R. E. Mincy

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