K 3098

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of Sixteen Thousand Five Hundred and No/100 ----------
----------($16,500.00) ----------DOLLARS
Cash in hand paid by Edward M. McFarlin and wife, Audrey H. McFarlin, the receipt of which is hereby acknowledged, we,

A. S. Rader and wife, Mary Rader

_____ have bargained and sold, and by these presents do transfer and convey unto the said Edward M. McFarlin and wife, Audrey H. McFarlin

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. 33 on the Plan of Whispering Hills, Section IV, as of record in Book 2900, page 22, Register's Office for said County.

Said Lot No. 33 fronts 68 feet on the southwest margin of Cherrywood Drive and extends back 500 feet on the northwest line and 364 feet on the southeast line to a rear line which is a broken line, measuring 231 feet thereon.

Being the same property conveyed to A. S. Rader by deed from Southerland Construction Co., of record in Book 3034, page 243, 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 Edward M. McFarlin and wife, Audrey H. McFarlin
_____ their heirs and assigns, forever.

And we do covenant with the said Edward M. McFarlin and wife, Audrey H. McFarlin
_____ 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 1960 taxes which have been prorated and are hereby assumed by the purchasers.

And we, A. S. Rader and wife, Mary Rader
do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Edward M. McFarlin and wife, Audrey H. McFarlin
_____ their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 5th day of July, 1960

A S Rader

Mary Rader

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