K 3103

WARRANTY DEED

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, and the assuption by the Grantees herein of the balance of an indebtedness secured by a Deed of Trust on the property herein conveyed, executed by Eugene H. Kidwell and wife, Evelyn R. Kidwell, to Ferriss C. Bailey, Trustee, dated March 25, 1958, and recorded in Book 2759, page 567, Register's Office for Davidson County, Tennessee, We, Gracie Marie Weaver and husband, Gordon Weaver, *have bargained and sold, and by these presents do transfer and convey unto the said* Stephen Peter Mistich and wife, Emelda Rita S. Mistich,
their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:*

Being Lot No. 78 on the Plan of Patricia Heights, Section I, as of record in Book 2331, pages 130 and 131, Register's Office for said County.
Said Lot No. 78 fronts 81 feet on the west side of Rexdale Drive and runs back between lines, 152.6 feet on the north line and 164.4 feet on the south line to a dead line in the rear on which it measures 58 feet.
Being the same property conveyed to Gracie Marie Weaver by deed from Eugene H. Kidwell and wife, Evelyn R. Kidwell, of record in Book 3102, page 263, said Register's Office.

This conveyance is made subject to restrictive covenants of record in Book 2542, page 519, said Register's Office, and the Plan of record in Book 2331, pages 130 and 131, said Register's Office, shows a 75 foot setback line from Rexdale Drive and a 10 foot easement along the west rear line for public utilities.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Stephen Peter Mistich and wife, Emelda Rita S. Mistich, their *heirs and assigns, forever.*

And we *do covenant with the said* Stephen Peter Mistich and wife, Emelda Rita S. Mistich *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 we, Gracie Marie Weaver and husband, Gordon Weaver, *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Stephen Peter Mistich and wife, Emelda Rita S. Mistich, their *heirs and assigns against the lawful claims of all persons, whomsoever.*
Witness our *hand* s *this* 4 *day of* August, *19*50, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Gracie marie Weaver.
Gordon Weaver.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, O. L. Tilley, Jr., *a Notary Public in and for said County and State,* Gracie Marie Weaver and husband, Gordon Weaver,
*the within named bargainor*s, *with whom I am personally acquainted, and who acknowledged that* they *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, *Tennessee, this* 4 *day of* August, *19*50.

O. L. Tilley, Jr. *Notary Public*

My Commission Expires FEB. 1, 1961
Commission expires

NOTARY PUBLIC DAVIDSON COUNTY TENN.

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