BK 3105

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 by Charles R. Robinson and wife, Sarah Dozier Robinson, receipt of which is hereby acknowledged and for other good and valuable consideration, including the assumption by said Charles R. Robinson and wife of payment of the unpaid balance of an indebtedness evidenced by our note dated June 1, 1957, which note indebtedness is secured by the lien of a trust deed of the property hereinafter described of record in Book 2623, page 372,

we, J. George Garrett and wife, Thelma L. Garrett have bargained and sold, and by these presents do transfer and convey unto the said Charles R. Robinson and wife, Sarah Dozier Robinson their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Lot No. 66 and the easterly 22 feet of Lot No. 65 on the Map of Eastdale Place, of record in Book 547, pages 29 and 30, Register's Office for said County.

Said Lot and said part of said lot adjoin and front 129.9 feet on the northerly side of Riverwood Drive and run back between lines 200 feet on the east and west lines to a dead line in the rear on which they reasure 147.5 feet.

Being the same property conveyed to J. George Garrett and wife, Thelma L. Garrett, by deed from Fred M. Johnson and wife, of record in Book 2649, page 355, 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 Charles R. Robinson and wife, Sarah Dozier Robinson their heirs and assigns, forever.

And we do covenant with the said Charles R. Robinson and wife, Sarah Dozier Robinson 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 for the aforesaid trust deed lien, and lien for current taxes which have been prorated as of this date and payment thereof assumed by the grantees.

And we, J. George Garrett and wife, Thelma L. Garrett do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Charles R. Robinson and wife, Sarah Dozier Robinson, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 18th day of August, 19 60

J. George Garrett

Thelma L. Garrett

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