K 3128

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 and other valuable considerations, the receipt of which is hereby acknowledged, and the assumption by the Grantee herein of the balance of an indebtedness in the amount of NINE THOUSAND FIVE HUNDRED EIGHTY-EIGHT AND 06/100 DOLLARS ($9,588.06) secured by a Deed of Trust on the property herein conveyed which was executed by Alfred P. Jenisch and wife to Ferris C. Bailey, Trustee, of record in book 2411, page 127, Register's Office for Davidson County, Tennessee, to secure the payment of a note in the original amount of $11,000.00, with interest at 4½% per annum, payable in monthly installments of $61.16, beginning June 1, 1955, balance May 1, 1980, and the above note and deed of trust was later assigned Union Dime Savings Bank as of record in book 2419, page 155, said Register's Office,

We, Alfred P. Jenisch and wife, Rosalie L. Jenisch,
have bargained and sold, and by these presents do transfer and convey unto the said
Marie D. Winch, her
heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being lot No. 196 on the Plan of Woodberry Park, as of record in book 2133, pages 117, 118 and 119, Register's Office for said County. Said lot No. 196 fronts 78 feet on the south side of Woodberry Drive and runs back between lines, 173.8 feet on the west line and 230 feet on the east line, to a dead line in the rear on which it measures 96.5 feet.
Being the same real property conveyed to Alfred P. Jenisch and wife, Rosalie L. Jenisch, by deed from Eugene Pargh and wife, dated May 10, 1955, filed May 11, 1955, and recorded in book 2398, page 578, Register's Office for said County.

This conveyance is made subject to restrictive covenants of record in book 2297, page 194, said Register's Office, and the plan of record in book 2133, pages 117, 118 and 119, said Register's Office, shows a 10-foot easement for public utilities along rear line of lot, a 50-foot building setback line from Woodberry Drive, and conditions of owner's certificate.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Marie D. Winch, her
heirs and assigns, forever.

And we do covenant with the said Marie D. Winch
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, Alfred P. Jenisch and wife, Rosalie L. Jenisch,
do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Marie D. Winch, her
heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 30th day of August, 1960

Rosalie L. Jenisch Alfred P. Jenisch

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