BK 3134

APPROVED AS TO LEGALITY ON
THIS 7 DAY OF Oct 1960
BY William J. Harrison

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 paid by Robert H. West and Wife, Annie P. West, and other good and valuable considerations, the receipt of which is hereby acknowledged,

S. D. Harrison Co., Inc., a Tennessee corporation, has

bargained and sold, and by these presents do transfer and convey unto the said Robert H. West and Wife, Annie P. West, 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. 71 on the Plan of Fortland Park, Section 2, of record in Book 2900, Page 40, Register's Office for said County.

Said Lot No. 71 fronts 80 feet on the southerly side of Fortland Drive and runs back between lines 118.52 feet on the easterly line and 162 feet on the westerly line to a broken line in the rear on which it measures 104.9 feet.

Being part of the real property conveyed to S. D. Harrison Co., Inc. by deed from Federal Title and Securities Corporation, dated January 15, 1960, filed February 10, 1960, and recorded in Book 3028, Page 329, said Register's Office.

Federal Title and Securities Corporation joins in this deed for the purpose of consenting to the same and of releasing and waiving any and all right of repurchase of said lot reserved to it in restrictions of record in Book 2963, Page 612, Register's Office for Davidson County, Tennessee. But such waiver and release shall apply only to the transfer of said lot to Robert H. West and Wife, Annie P. West, and any further sale or transfer of said lot by said parties shall be subject to said repurchase provisions.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Robert H. West and Wife, Annie P. West, their heirs and assigns, forever.

And it does covenant with the said Robert H. West and Wife, Annie P. West that it is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered. [illegible]

And S. D. Harrison Co., Inc. does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said Robert H. West and Wife, Annie P. West, their heirs and assigns against the lawful claims of all persons, whomsoever.

[illegible]

IN WITNESS WHEREOF, S. D. Harrison Co., Inc. and Federal Title and Securities Corporation have caused this instrument to be executed by their duly authorized officers on this the 7th day of October, 1960.

S. D. HARRISON CO., INC.
BY:
President

ATTEST:
Secretary-Treasurer

FEDERAL TITLE & SECURITIES CORP.
By:
Exec. Vice President

[illegible]

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