K 3135

Book 3135 Page 231

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of Ten and No/100 ---------- ($10.00) ---------- **DOLLARS**

Cash in hand paid by Lucy Cook Woodall, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and the assumption of the unpaid balance of the mortgage executed by Joseph Martin Jones and wife, to R. Bruce Robertson, Jr., Trustee, of record in Book 2529, page 589, Register's Office for Davidson County, Tennessee, which mortgage the purchaser hereby assumes and agrees to pay, we,

M. W. YATES AND WIFE, MAGGIE D. YATES

_____ **have bargained and sold, and by these presents do transfer and convey unto the said** Lucy Cook Woodall

her **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. 135 on the Plan of Horton Heights, Section VI, as of record in Book 2133, page 24, Register's Office for Said County.
Said Lot No. 135 fronts 202 feet on the north side of Fleetwood Drive, and runs back 266.3 feet on the east line and 279 feet on the west line, to a dead line in the rear, on which it measures 120.7 feet.
Being the same property conveyed to M. W. Yates and wife, Maggie D. Yates, by deed from Joseph Martin Jones and wife, as of record in Book 2698, page 434, said Register's Office.

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 Lucy Cook Woodall

her **heirs and assigns, forever.**

And we **do covenant with the said** Lucy Cook Woodall

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 as herein above stated.

And we, M. W. Yates and wife, Maggie D. Yates

do further covenant and bind ourselves, our **heirs and representatives, to warrant and forever defend the title to the said land to the said** Lucy Cook Woodall

her **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hand** s **this** 30th **day of** September, 19 60

M. W. Yates

Maggie D. Yates

G 231