K 3157

FILE IN DOBSON - JOHNSON, CO.

10342

WARRANTY DEED

FROM

S. D. HARRISON COMPANY, INC.

TO

HOWELL L. GOSSAGE AND WIFE, MARTHA C. GOSSAGE,

Attorneys Title Company
Titles Guaranteed



For and in Consideration of the sum of ----------($10.00)----------

----------Ten and No/100---------- DOLLARS

Cash in hand paid by Howell L. Gossage and wife, Martha C. Gossage, and other good and valuable considerations, receipt of which is hereby acknowledged,

S. D. Harrison Company, Inc.,

has ~~have~~ bargained and sold, and by these presents do/es transfer and convey unto the said Howell L. Gossage and wife, Martha C. Gossage,

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. 123 on the Plan of Fortland Park, Section 2, of record in Book 2900, page 40, Register's Office for said County.

Said Lot No. 123 fronts 65 feet on the southeasterly side of Noonan Drive and runs back 162.4 feet on the northeasterly line and 158.5 feet on the southwesterly line, to a dead line in the rear on which it measures 85.1 feet.

Being part of the property conveyed to S. D. Harrison Company, Inc., by deed from Federal Title and Securities Corporation, of record in Book 3033, page 391, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictions, easements and setback lines of record.

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 rights of repurchase of said lot reserved to it in Restrictive Covenants contained 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 Howell L. Gossage and wife, Martha C. Gossage, and any further sale or transfer of said lot by said parties is 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 Howell L. Gossage and wife, Martha C. Gossage, their heirs and assigns, forever.

And it do/es covenant with the said Howell L. Gossage and wife, Martha C. Gossage, 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 hereinbefore stated, and taxes for 1960, which have been pro-rated and assumed by the purchasers.

G 619