K 3178

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 and other good and valuable considerations paid, receipt of all of which is hereby acknowledged,

We, RUTH PRATT, BETTE PRATT FITZHUGH, JUNE PRATT POST, ANNETTE PRATT SHEPARD, and JOHN J. POST, JR., Executor, have bargained and sold, and by these presents do transfer and convey unto the said HUGH R. KARL and wife, SARA RAINS KARL, 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. 101 on the Plan of Haileywood Estates, Section VI, of record in Book 2331, page 158, Register's Office for said County.

Said Lot No. 101 fronts 120.5 feet on the easterly side of Devon Drive and runs back 198.9 feet on the northerly line and 201.2 feet on the southerly line to a line in the rear on which it measures 136.0 feet.

Being the same property devised to Miss Ruth Pratt, Mrs. Bette Pratt Fitzhugh, Mrs. Annette Pratt Shepard and Mrs. June Pratt Post, with power to liquidate assets of the estate of Bailey W. Pratt, deceased, vested in John J. Post, Jr., Executor, by devise of the will of Bailey W. Pratt, deceased, of record in Will Book 73, page 276, County Court Clerk's Office for said County.

The said property has been authorized to be sold by the County Court of Davidson County, Tennessee, by decree of Record in Minute Book 166, Page 426, County Court Clerk's Office for said County.

Said premises are conveyed subject to: 1960 State & County Taxes which have been pro-rated; and restrictive covenants of record in Book 2634, Page 612, said Register's Office, and easements and setback lines of record in Book 2331, Page 158, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Hugh R. Karl and wife, Sarah Rains Karl, their heirs and assigns, forever.

And we do covenant with the said Hugh R. Karl and wife, Sarah Rains Karl, 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 stated herein.

And we, Ruth Pratt, Bette Pratt Fitzhugh, June Pratt Post, Annette Pratt Shepard, and John J. Post, Jr., Executor, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Hugh R. Karl and wife, Sara Rains Karl, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 9th day of January, 19 61

Bette Pratt Fitzhugh — John J. Post Jr. Executor

June Pratt Post — Annette Pratt Shepard

Ruth Pratt

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