K 3180

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 Mrs. William Kirshner, 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 Maury M. White and wife, Irene Y. White, to Herschel Greer, Trustee, of record in Book 2772, page 599, Register's Office for Davidson County, Tennessee, which mortgage the purchaser hereby assumes and agrees to pay, we,

MAURY M. WHITE AND WIFE, IRENE Y. WHITE

_____ have bargained and sold, and by these presents do transfer and convey unto the said Mrs. William Kirshner

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. 20 on the Plan of Green Hills Subdivision No. 2, as of record in Book 547, page 139, Register's Office for said County.
Said Lot No. 20 fronts 75 feet on the westerly side of Green Hills Avenue and extends back between parallel lines 150 feet to a dead line.
Being the same property conveyed to Maury M. White and wife, Irene Y. White, by deed from Tommy L. McClure and wife, of record in Book 3178, page 437, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictive covenants, easements and set back lines that are applicable to the above described property.

This conveyance is made subject to an easement for walkway reserved in deed from John S. Cartwright and wife, to Harris J. Long and wife, dated November 1, 1955, of record in Book 2482, page 428, said Register's Office, according to a survey by Z. J. Wilkinson, Surveyor, dated October 26, 1955, for benefit of Lot No. 21 on said plan.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Mrs. William Kirshner

her heirs and assigns, forever.

And we do covenant with the said Mrs. William Kirshner

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 1961 taxes which have been prorated and are hereby assumed by the purchaser.

And we, Maury M. White and wife, Irene Y. White

do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Mrs. William Kirshner

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

Witness our hands this 26th day of January, 19 61

/s/ Maury M. White

/s/ Irene Y. White

Subscribed and sworn to before me this 26th day of January, 1961

Mary Bell Thompson Notary Public

My commission expires Sept. 5, 1962

G 21