K 3220

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of Ten Dollars ($10.00)----------

---------- DOLLARS

Cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged.

We, Peter Rozday and wife, Barbara L. Rozday,

have bargained and sold, and by these presents do transfer and convey unto the said Frank M. Watson and wife, Mary S. Watson,

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. 59 on the Plan of Cloverdale Subdivision, of record in Book 2133, page 9, Register's Office for said County. Said lot fronts 67 feet on the southwesterly side of Springview Drive and runs back 217.2 feet on the northerly line and 207 feet on the southeasterly line, to a dead line, measuring 131.5 feet thereon.

Being the same property conveyed to Peter Rozday and wife, Barbara L. Rozday, by deed from A. & C. Homes, Inc., of record in Book 2245, page 75, Register's Office for Davidson County, Tennessee

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Frank M. Watson and wife, Mary S. Watson, their heirs and assigns, forever.

And We do covenant with the said Frank M. Watson and wife 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 for a Deed of Trust of record in Book 2231, page 395, Register's Office for Davidson County, Tennessee.

And We, Peter Rozday and wife, Barbara L. Rozday, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Frank M. Watson and wife, Mary S. Watson, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 14th day of October, 1971

Peter Rozday

Barbara L. Rozday

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