K 3220

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 Fines Dycus and wife, Grace I. Dycus, 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 James William Hollis and wife, Jenelle S. Hollis, to Herschel Greer, Trustee, of record in Book 2378, page 449, Register's Office for Davidson County, Tennessee, which mortgage the purchasers hereby assume and agree to pay, we,

James William Hollis and wife, Jenelle S. Hollis

_____ have bargained and sold, and by these presents do transfer and convey unto the said Fines Dycus and wife, Grace I. Dycus

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. 70-A on the Plan of Section IV, Brookside Courts, Addition IV, as of record in Book 2083, page 59, Register's Office for said County.
Said lot fronts 85 feet on the northwesterly side of Vine Ridge Drive and runs back 302.7 feet on the northeasterly line and 309.3 feet on the southwesterly line to a dead line, which is a broken line, on which it measures 58.6 feet.
Being the same property conveyed to James William Hollis and wife, Jenelle S. Hollis, by deed from John U. Wilson and wife, of record in Book 2343, page 167, 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 Fines Dycus and wife, Grace I. Dycus

their heirs and assigns, forever.

And we do covenant with the said Fines Dycus and wife, Grace I. Dycus

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 purchasers.

And we, James William Hollis and wife, Jenelle S. Hollis

do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Fines Dycus and wife, Grace I. Dycus

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

Witness our hand s this 21st day of April, 1961

James William Hollis

Jenelle S. Hollis

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