K 3221

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 John T. Donaldson and wife, Ruby Jo Donaldson, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, we,

R. R. MINCY AND WIFE, MARIAM MINCY

have bargained and sold, and by these presents do transfer and convey unto the said John T. Donaldson and wife, Ruby Jo Donaldson

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. 259 on the Revised Plan of Hermitage Hills, Section 2, as of record in Book 2900, page 112, Register's Office for said County.

Said Lot No. 259 fronts 80 feet on the northeasterly side of Jacksonian Drive and runs back between parallel lines 150 feet to a dead line in the rear and measures 80 feet thereon.

Being part of the same property conveyed to R. R. Mincy by deed from Miller Kimbrough, Trustee, of record in Book 3136, page 21, 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.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said John T. Donaldson and wife, Ruby Jo Donaldson their **heirs and assigns, forever.**

And we **do covenant with the said** John T. Donaldson and wife, Ruby Jo Donaldson **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 1961 taxes which have been prorated and are hereby assumed by the purchasers.

And we, R. R. Mincy and wife, Mariam Mincy **do further covenant and bind** ourselves, our **heirs and representatives, to warrant and forever defend the title to the said land to the said** John T. Donaldson and wife, Ruby Jo Donaldson their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hand** s **this** 24th **day of** April, 19 61

R. R. Mincy

Mariam Mincy

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