K 3221

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO

For and in consideration of the sum of TWENTY-FOUR THOUSAND FIFTY AND NO/100 -------- ---------- ($24,050.00) ---------- DOLLARS
Cash in hand paid by James L. Fort and wife, Helen T. Fort, the receipt of which is hereby acknowledged, we,

TUCKER L. HAYNES AND WIFE, FRANCES M. HAYNES

_____ have bargained and sold, and by these presents do transfer and convey unto
JAMES L. FORT AND WIFE, HELEN T. FORT
their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to wit:

Land in Davidson County, Tennessee, being Lot No. 25 on the Plan of Haynes Heights, Section 2, as of record in Book 2331, page 59, Register's Office for said County.

Said Lot No. 25 fronts 100.0 feet on the northeast margin of Gardner Lane and extends back 329.2 feet on the southeast line and 318.4 feet on the northwest line, to a broken line in the rear, measuring 105.6 feet thereon.

Being the same property conveyed to Tucker L. Haynes and wife, Frances M. Haynes, by warranty deed from James L. Fort and wife, Helen Thomas Fort, as of record in Book 3103, page 265, 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 James L. Fort and wife, Helen T. Fort
their heirs and assigns forever.

And we do covenant with the said James L. Fort and wife, Helen T. Fort
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 1961 taxes, which have** been prorated and are hereby assumed by the purchasers.

And we, Tucker L. Haynes and wife, Frances M. Haynes
do further covenant and bind ourselves, our heirs and representatives, to warrant and **defend** the title to the said land to the said James L. Fort and wife, Helen T. Fort
their heirs and assigns against the lawful claims of all persons whomsoever.

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

Tucker L. Haynes

Frances M. Haynes

PG 181