K 3222

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of Thirteen Thousand Nine Hundred Fifty and No/100 ---
----------($13,950.00) ----------**DOLLARS**
Cash in hand paid by Hildred L. McDole and wife, Joyce S. McDole, the receipt 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** Hildred L. McDole and wife, Joyce S. McDole

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. 261 on the Plan of Hermitage Hills, Section 2, as of record in Book 2900, page 112, Register's Office for Davidson County, Tennessee.

Said lot No. 261 fronts 80 feet on the southwesterly side of Bonnaridge Drive and runs back between parallel lines 150 feet to a dead line and measures 80 feet thereon.

Being a part of the 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 Hildred L. McDole and wife, Joyce S. McDole their **heirs and assigns, forever.**

And we **do covenant with the said** Hildred L. McDole and wife, Joyce S. McDole **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** Hildred L. McDole and wife, Joyce S. McDole their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hand** s **this** 5th **day of** April, 19 61

R. R. Mincy

Mariam Mincy

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