K 3222

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

WARRANTY DEED

For and in consideration of the sum of - - Three Thousand Five Hundred and No/100- ($3,500.00) - - - - - - - - - - - - - - - - **DOLLARS**

Cash in hand paid by Ruth Queen Melton,

We, Harold Lambert and wife, Dorothy Jean Lambert **have bargained and sold, and by these presents do transfer and convey unto the said** Ruth Queen Melton

her **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. 126 on the Plan of Sunny Acres, Section IV, as of record in Book 2800, page 2, Register's Office for said County, described as follows:

Said Lot No. 126 fronts 42.76 feet on the southerly side of Windemere Court and runs back 259.2 feet on the westerly line and 299.2 feet on the easterly side, to the right-of-way of the Tennessee Central Railroad on which it measures 275.32 feet thereon.

Being part of the same property conveyed to Harold Lambert and wife, Dorothy Jean Lambert by deed from Ewing C. Harper, Jr. and wife, Lillian G. Harper, of record in Book 3069, Page 17, 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 Ruth Queen Melton

Her **heirs and assigns, forever.**

And we **do covenant with the said** Ruth Queen Melton **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 are assumed by grantee.

And We, Harold Lambert and wife, Dorothy Jean Lambert **do further covenant and bind** ourselves, our **heirs and representatives, to warrant and forever defend the title to the said land to the said** Ruth Queen Melton

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

Witness our **hand** s **this** 27th **day of** April, 1961.

Harold Lambert

Dorothy Jean Lambert

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Christine L. Bowman, a **Notary Public** in and for said County, the within named Harold Lambert and wife, Dorothy Jean Lambert

the bargainor(s) with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 27th day of April, 1961

My Commission Expires April 28, 1963.

Christine L Bowman
Notary Public

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