BK 3226

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WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of - - - - - $10.00 - TEN AND NO/100 - - - - - - - - - - - - - - - - DOLLARS

cash in hand paid and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

we, H. B. Sheets and G. H. Todd

have bargained and sold, and by these presents do transfer and convey unto the said Mrs. Annie Henkel

her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in the 8th Civil District of Davidson County, Tennessee, being lot No. 612 on the Map of Charlotte Park, Section Nine, of record in book 2900, page 77, Register's Office for Davidson County, Tennessee.
Said lot No. 612 fronts 76.0 feet on the easterly side of River Rouge Drive, and extends back between parallel lines, 130.0 feet to a dead line on which it measures 76.0 feet.

Being the same property conveyed to H. B. Sheets and G. H. Todd by deed from Consolidated Developments, Inc., of record in book 3186, page 615, R.O.D.C. Tennessee.

This conveyance is subject to restrictions, easements, etc. of record in book 3033, page 638 and in book 2900, page 77, Register's Office for Davidson County, Tennessee; and to the rights, conditions, obligations and restrictions regarding use of a sewage system, stated in agreement between Consolidated Developments, Inc., and City of Nashville, of record in book 2593, page 566, R.O.D.C.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 Mrs. Annie Henkel her heirs and assigns, forever.

And we do covenant with the said Mrs. Annie Henkel 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.

And we, H. B. Sheets and G. H. Todd do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Mrs. Annie Henkel her heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 31st day of May, 1961.

H. B. Sheets

G. H. Todd

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