K 3251

THIS FORM FURNISHED BY ATTORNEYS TITLE CO

WARRANTY DEED

For and in consideration of the sum of - - - - - - - - - - - $13,050.00 - - - - - - - - - - -
- - - - - - - - - THIRTEEN THOUSAND FIFTY AND NO/100 - - - - - - - - - - DOLLARS
Cash in hand paid, receipt of which is hereby acknowledged,

We, H. A. Swift and wife, Margaret Swift,

_____ have bargained and sold, and by these presents do transfer and convey unto the said John Paul Nivens and wife, Eunice G. Nivens, 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. 130 on the Plan of Parkwood Estates, Section 1, of record in Book 2900, page 120, Register's Office for Davidson County, Tennessee.

Said Lot No. 130 fronts 71.2 feet on the southeasterly margin of Moorewood Drive and runs back between lines measuring 138.2 feet on the northeasterly side and 145.0 feet on the southwesterly side to a dead line in the rear on which it measures 86.7 feet.

Being part of the property conveyed to H. A. Swift and wife, Margaret Swift, by deed from Lewis Gaines, Trustee, of record in Book 3164, page 585, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants of record in Book 3136, page 52, Register's Office for said County.

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 Paul Nivens and wife, Eunice G. Nivens, their
_____ heirs and assigns, forever.

And We do covenant with the said John Paul Nivens and wife, Eunice G. Nivens
_____ 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. A. Swift and wife, Margaret Swift,
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 Paul Nivens and wife, Eunice G. Nivens,
their _____ heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 10th day of July, 1961

_____ H. A. Swift

_____ Margaret Swift

STATE OF TENNESSEE
Davidson County

Personally appeared before me, James L. Tuckler, a Notary Public in and for said County and State, the within named H. A. Swift and wife, Margaret Swift

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 10th day of July, 1961

Commission expires MAY 11, 1963

James L. Tuckler
Notary Public

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