K 3251

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of Ten and No/100---------- ($10.00) DOLLARS

Cash in hand paid and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and the assumption of the unpaid balance of the mortgage executed by Oren M. Williams, Jr., and wife, to Miller Kimbrough, Trustee, as of record in Book 2307, page 89, Register's Office for Davidson County, Tennessee, which mortgage the purchasers hereby assume and agree to pay I, Martha Louise Jackson, single,

have bargained and sold, and by these presents do transfer and convey unto the said Jewell T. Hart & wife, Mary W. Hart

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. 230 on the Map of Section Two, Crieve Hall Estates, as of record in Book 2133, page 45, Register's Office for said County.

Said Lot No. 230 fronts 127.83 feet on the easterly side of Trousdale Drive, and extends back 205.4 feet on the northerly line and 200 feet on the southerly line, to a dead line in the rear, which is a broken line on which it measures 100.2 feet.

Being the same property conveyed to Martha Louise Jackson, by deed from Oren M. Williams, Jr., and wife, as of record in Book 2809, page 39, 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 Jewell T. Hart and wife, Mary W. Hart their heirs and assigns, forever.

And I do covenant with the said Jewell T. Hart and wife, Mary W. Hart that I am, lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered, except as herein above stated and 1961 taxes which have been prorated and are hereby assumed by the purchasers.

And I, Martha Louise Jackson do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Jewell T. Hart and wife, Mary W. Hart their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 6th day of July, 1961.

Martha Louise Jackson

G 521