K 3253

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of 12,600.00

Twelve Thousand, Six Hundred and no/100 DOLLARS

Cash in hand paid by James H. Vineyard and wife, Barbara W. Vineyard, the 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 James H. Vineyard and wife, Barbara W. Vineyard

~~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. 30 on the plan of Parkwood Estates, Section I, as of record in Book 2900, page 120, Register's Office for said County.

Said Lot No. 30 fronts 77.5 feet on the northerly margin of Richmond Hill Drive running back between lines measuring 137.3 feet on the easterly line and 136.4 feet on the westerly line to a dead line in the rear on which it measures 77.5 feet.

Being the same property conveyed to H. A. Swift and wife, Margaret Swift, by deed from Lewis Gaines, Trustee, of record in Book 3190, page 541, 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 James H. Vineyard and wife, Barbara W. Vineyard their heirs and assigns, forever.

And we do covenant with the said James H. Vineyard and wife, Barbara W. Vineyard 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, 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 James H. Vineyard and wife, Barbara W. Vineyard, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 19th day of July, 19 61

H. A. Swift

Margaret Swift

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