K 3253

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of $13,550.00

Thirteen Thousand, Five Hundred Fifty and no/100 **DOLLARS**

Cash in hand paid by David C. Caperton, Jr. and wife, Roselyn M. Caperton, 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** David C. Caperton, Jr. and wife, Roselyn M. Caperton, 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. 31 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. 31 fronts 77.5 feet on the northerly margin of Richmond Hill Drive, running back between lines measuring 136.4 feet on the easterly line and 135.6 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 3180, 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 David C. Caperton, Jr. and wife, Roselyn M. Caperton their **heirs and assigns, forever.**

And we **do covenant with the said** David C. Caperton, Jr. and wife, Roselyn M. Caperton **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** David C. Caperton, Jr. and wife, Roselyn M. Caperton, their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hand** s **this** 25th **day of** July, 19 61

H. A. Swift

Margaret Swift

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