K 3254

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of $14,950.00

Fourteen Thousand, Nine Hundred Fifty and no/100 **DOLLARS**

Cash in hand paid by Robert T. Curtis and wife, Mary Frances Curtis, the receipt of which is hereby acknowledged, we,

Harry G. Graham and H. B. Sheets

_____ **have bargained and sold, and by these presents do transfer and convey unto the said** Robert T. Curtis and wife, Mary Frances Curtis

their **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. 288, on the Map of Charlotte Park, Section XI, as of record in Book 2900, page 80, Register's Office for said County.

Said Lot No. 288 fronts 71.0 feet on the northwesterly side of Annex Avenue, and extends back between parallel lines, 150.0 feet to a dead line in the rear on which it measures 71.0 feet.

Being the same property conveyed to Harry G. Graham and H. B. Sheets, by deed from Consolidated Developments, Inc., of record in Book 3066, page 510, 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 Robert T. Curtis and wife, Mary Frances Curtis their **heirs and assigns, forever.**

And we **do covenant with the said** Robert T. Curtis and wife, Mary Frances Curtis **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, Harry G. Graham and H. B. Sheets **do further covenant and bind** ourselves, our **heirs and representatives, to warrant and forever defend the title to the said land to the said** Robert T. Curtis and wife, Mary Frances Curtis their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hand** s **this** 28th **day of** July, 19 61

Harry G Graham

H B Sheets

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