K 3256

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of Ten and no/100 (10.00). . . . . DOLLARS

. . . . . DOLLARS

both in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged,

we, JAMES H. RAY, and wife, LOIS B. RAY

have bargained and sold, and by these presents do transfer and convey unto the said JAMES F. LEEPER, and wife, DORETTA LEEPER, their

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Situated in Davidson County, Tennessee, being Lot No. 20 on the plan of Woodlawn Heights, Section No. 2, as of record in Book [illegible], page [illegible], Register's Office for said County.

Lot No. 20 fronts 117 feet on the north side of Woodlawn Drive and runs back between lines 260.6 feet on the west line and [illegible] feet on the east line to the rear line in the rear on which it measures 117.0 feet.

Being the same property conveyed to James F. Ray and wife, Lois B. Ray, by [illegible] Ayers and wife, Wilma Ayers, of record in [illegible], Register's Office for Davidson County, Tennessee.

This property is conveyed subject to Restrictive Covenants of record in Book [illegible], page 91, Register's Office for Davidson County, Tenn.

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 F. LEEPER, and wife, DORETTA LEEPER, their heirs and assigns, forever.

And we do covenant with the said JAMES F. LEEPER, and wife, DORETTA LEEPER 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, JAMES H. RAY, and wife, LOIS B. RAY

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 F. LEEPER, and wife, DORETTA LEEPER, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 7th day of AUGUST, 19 61

James H. Ray

Lois B. Ray

LOIS B. Ray

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