BK 3280

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 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 James Horton & wife, Lilly Horton

We, James Horton & wife, Lilly Horton

have bargained and sold, and by these presents do transfer and convey unto the said J. D. Todd and wife, Mattie Ruth Todd

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

Being Lot No. 921, on the Plan of cloverhill, Section 11, as of record in Book 2663, page 26, Register's Office for said County.

Said Lot No. 921 fronts 75 feet on the Southerly side of Lakeland Drive and extends back between lines 185 feet, more or less, on the Westerly side and 207 feet, ore or less, on the easterly side to the center line of McCory Creek on which it measures 80 feet, more of less.

Being the same property conveyed to James Horton and wife, Lilly Horton, by deed from Neal J. Hardy, Federal Housing commissioner, as of record in Book 3279, page 57, Register's Office, 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 J. D. Todd & wife, Mattie Ruth Todd their **heirs and assigns, forever.**

And we **do covenant with the said** J. D. Todd and wife, Mattie Ruth Todd **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 as herein above stated and 1961 taxes which have been prorated and are hereby assumed by the purchasers

And we, James Horton & wife, Lilly Horton **do further covenant and bind** ourselves, our **heirs and representatives, to warrant and forever defend the title to the said land to the said** J. D. Todd and wife, Mattie Ruth Todd their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hand** s **this** 7th **day of** September, 19 61

James Horton

Lilly Horton

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