BK 3284

**WARRANTY DEED** THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

**For and in consideration of the sum of** $13,500.00

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

Cash in hand paid by Raymond E. Billard and wife, Betty L. Billard, the receipt of which is hereby acknowledged, we,

Fred H. Lanius and wife, Violet Cantrell Lanius

**have bargained and sold, and by these presents do transfer and convey unto the said** Raymond E. Billard and wife, Betty L. Billard

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. 34 on the Plan of Section II, Aldrich Heights, as of record in Book 2133, page 128, Register's Office for Davidson County, Tennessee.

Said Lot No. 34 fronts 101 feet on the southerly side of Ewing Lane and runs back between parallel lines 300 feet to a dead line.

Being the same property conveyed to Fred H. Lanius and wife, Violet Cantrell Lanius, by deed from Woodbine Homes, Inc., of record in Book 2341, page 367, 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** Raymond E. Billard and wife, Betty L. Billard

their **heirs and assigns, forever.**

**And** we **do covenant with the said** Raymond E. Billard and wife, Betty L. Billard

**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 to~~ ~~which have been presented and are hereby assumed by the purchasers.~~

**And** we, Fred H. Lanius and wife, Violet Cantrell Lanius

**do further covenant and bind** ourselves, our **heirs and representatives, to warrant and forever defend the title to the said land to the said** Raymond E. Billard and wife, Betty L. Billard

their **heirs and assigns against the lawful claims of all persons, whomsoever.**

**Witness** our **hand** s **this** 6th **day of** October, 19 61

Fred H. Lanius

Violet Cantrell Lanius

PG 125