K 3285

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 paid 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 Edward F. Ketterer and wife, Katherine E. Ketterer, to Herschel Greer, Trustee, of record in Book 2825, page 309, RODC, Tennessee, which mortgage the purchasers hereby assume and agree to pay we, Edward F. Ketterer and wife, Katherine E. Ketterer

have bargained and sold, and by these presents do transfer and convey unto the said Ralph H. Hughes and wife, Clara H. Hughes

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. 21 on the Map of Duncanwood, as of record in Book 1424, page 139, Register's Office for said County.

Said Lot No. 21 fronts 110 feet on the easterly side of Brookmeade Drive and runs back 246.6 feet on the north line and 246.3 feet on the south line to a dead line in the rear, measuring 110 feet thereon.

Being the same property conveyed to Edward F. Ketterer and wife, Katherine E. Ketterer, by deed from Georgia K. Goodrich, a widow, of record in Book 2702, page 383, said Register's Office.

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 Ralph H. Hughes and wife, Clara H. Hughes their **heirs and assigns, forever.**

And we **do covenant with the said** Ralph H. Hughes and wife, Clara H. Hughes **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 have been prorated and are hereby assumed by the purchasers.

And we, Edward F. Ketterer and wife, Katherine E. Ketterer **do further covenant and bind** ourselves, our **heirs and representatives, to warrant and forever defend the title to the said land to the said** Ralph H. Hughes and wife, Clara H. Hughes their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hand** s **this** 13th **day of** October, 19 61.

X Katherine E. Ketterer Edward F. Ketterer

G 423