K 3315

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 Paul Herbert Raines and wife, Tommie S. Raines, to Edward W. Lee, Jr. Trustee, of record in Book 2919, page 547, RODC, Tennessee, which Mortgage the purchasers hereby assume and agree to pay we, Paul Herbert Raines, and wife, Tommie S. Raines, have bargained and sold, and by these presents do transfer and convey unto the said Russell L. Judd and wife, Dorothy Judd 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. 14, on the Map of Neese Heights, as of record in Book 1424, page 114, Register's Office for said County.

Said Lot No. 14 fronts 100 feet on the south side of Neese Drive and runs back 172.95 feet on the easterly line and 172.97 feet on the westerly line, to a dead line in the rear, measuring 100 feet thereon.

Being the same property conveyed to Paul Herbert Raines and wife, Tommie S. Raines, by deed from Charles G. Montgomery and wife, of record in Book 2904, page 185, 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 Russell L. Judd and wife, Dorothy Judd their heirs and assigns, forever.

And we do covenant with the said Russell L. Judd and wife, Dorothy Judd 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, Paul Herbert Raines and wife, Tommie S. Raines do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Russell L. Judd & wife, Dorothy Judd their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands ~~hereto~~ this 16 day of December, 1961.

E. H. Simpson — Tommie S. Raines
Notary Public — Paul Herbert Raines

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