K 3341

WARRANTY DEED

THIS FORM FURNISHED BY ATTORNEYS TITLE CO

For and in consideration of the sum of Fourteen Thousand Five Hundred and No/100 --------

------------------------------($14,500.00)------------------------------DOLLARS

Cash in hand paid by Billy H. Holt and wife, Maxine H. Holt, the receipt of which is hereby acknowledged,

GUARANTY MORTGAGE COMPANY OF NASHVILLE,
a Tennessee Corporation with its principal office and place of business at Nashville, Tennessee

has ~~have~~ bargained and sold, and by these presents do(es) transfer and convey unto the said Billy H. Holt and wife, Maxine H. Holt

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. 54 on the Map of Marlin Meadows Subdivision, Section IV, as of record in Book 2133, page 66, Register's Office for said County.

Said Lot No. 54 fronts 105.0 feet on the southerly margin of Berwick Trail and extends back 209.9 feet on the west line and 189.6 feet on the east line, to a dead line in the rear, measuring 135.2 feet thereon.

Being a part of the property conveyed to Guaranty Mortgage Company of Nashville by Trustee's deed from W. E. Buist, Jr., Trustee, of record in Book 3315, page 602, 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 Billy H. Holt and wife, Maxine H. Holt their heirs and assigns, forever.

And it does ~~do~~ covenant with the said Billy H. Holt and wife, Maxine H. Holt that it is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered, except 1962 taxes which have been prorated and are hereby assumed by the purchasers.

And Guaranty Mortgage Company of Nashville do(es) further covenant and bind itself, its successors ~~heirs~~ and representatives, to warrant and forever defend the title to the said land to the said Billy H. Holt and wife, Maxine H. Holt their heirs and assigns against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF GUARANTY MORTGAGE COMPANY OF NASHVILLE, a Corporation aforesaid xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx has caused this instrument to be executed by its duly authorized officers on this 6th Day of February, 1962.

GUARANTY MORTGAGE COMPANY OF NASHVILLE

Attest: [signature]
W. E. Buist, Jr., Secretary

By: [signature]
Herschel Greer, President

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