K 3342

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of $8,000.00

Eight Thousand, No/100 **DOLLARS**

Cash in hand paid by Earl B. Ewing and wife, Nannie Sue Ewing, the receipt of which is hereby acknowledged, we,

HAROLD MINOR and wife, BEULAH MINOR

have bargained and sold, and by these presents do transfer and convey unto the said Earl B. Ewing and wife, Nannie Sue Ewing

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. 35 on the Map of Charlotte Avenue Church of Christ Addition to West Nashville, of record in Book 547, page 199, Register's Office for said County.

Said Lot No. 35 fronts 50 feet on the southerly side of Wyoming Avenue and runs back 204 feet on the easterly line and 195.3 feet on the westerly line to the northerly margin of Media Avenue on which it measures 50.6 feet.

Being the same property conveyed to Harold Minor and wife, Beulah Minor, by deed from Henry C. Nichols and wife, Betty Ann Nichols, of record in Book 2480, page 405, 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 Earl B. Ewing and wife, Nannie Sue Ewing their **heirs and assigns, forever.**

And we **do covenant with the said** Earl B. Ewing and wife, Nannie Sue Ewing 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 1962 Taxes which have been prorated and are hereby assumed by the purchasers.

And we, Harold Minor and wife, Beulah Minor **do further covenant and bind** ourselves, our heirs and representatives, **to warrant and forever defend the title to the said land to the said** Earl B. Ewing and wife, Nannie Sue Ewing their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hand s this** 16th **day of** February, 1962

Harold Minor

Beulah Minor

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