3347

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 which is hereby acknowledged, and in further consideration the Grantees, Charles E. Hackney and wife, Frances A. Hackney, have assumed and agreed to pay the remaining unpaid balance of a certain note which is secured by a deed of trust executed by E. O. Jones and wife, Mary G. Jones, to Louis Leftwich, Jr., Trustee, of record in Book 2833, page 567, Register's Office for Davidson County, Tennessee, reference to which said instrument is here made for a more particular description of said note and the terms and conditions of said deed of trust, the obligations of which are assumed by the said grantees.

We, E. O. Jones and wife, Mary G. Jones have bargained and sold, and by these presents do transfer and convey unto the said Charles E. Hackney and wife, Frances A. Hackney 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. 80 on the Plan of Sherry Heights Section III, as of record in Book 2331, pages 126 and 127, Register's Office for said County.

Said Lot No. 80 fronts 103.0 feet on the westerly margin of Rhine Drive and runs back between lines 361.1 feet on the northerly line and 390.0 feet on the southerly line, to a dead line in the rear measuring 141.0 feet on said dead line.

Being the same property conveyed to E. O. Jones and wife, Mary G. Jones, by deed from Wilma Goldstein Goldberg, Alan Bubis and Reynold Bubis, of record in Book 2600, page 131, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Charles E. Hackney and wife, Frances A. Hackney their heirs and assigns, forever.

And we do covenant with the said Charles E. Hackney and wife, Frances A. Hackney 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 here in above set out, and taxes for the year 1962 which have been prorated and assumed by the Grantees.

And we, E. O. Jones and wife, Mary G. Jones do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Charles E. Hackney and wife, Frances A. Hackney, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 21st day of March, 19 62

E. O. Jones

Mary G. Jones

571