K 3369

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 by Jasper N. Maggart and wife, Ruby C. Maggart, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, I,

Jimmie Opal Huddleston, a Widow

_____ have bargained and sold, and by these presents do transfer and convey unto the said Jasper N. Maggart and wife, Ruby C. Maggart

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. 181 on the Plan of Lincoya Hills, Section VII, as of record in Book 2331, page 119, Register's Office for said County.

Said Lot No. 181 fronts 100 feet on the east side of Delaney Drive and extends back 307.1 feet on the north line and 298.7 feet on the south, to the rear line, on which it measures 145 feet.

Being the same property conveyed to Jimmie Opal Huddleston, a widow, by deed from Horace L. Wright and Harvey A. Thomas of record in Book 2700, page 91, 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 Jasper N. Maggart and wife, Ruby C. Maggart their ____ heirs and assigns, forever.

And I do covenant with the said Jasper N. Maggart and wife, Ruby C. Maggart that I am 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 I, Jimmie Opal Huddleston do further covenant and bind myself, my ____ heirs and representatives, to warrant and forever defend the title to the said land to the said Jasper N. Maggart and wife, Ruby C. Maggart their ____ heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 29th day of March, 19 62

Jimmie Opal Huddleston

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