K 3376

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of $15,700.00 ----------
Fifteen Thousand, Seven Hundred and No/100 ---------- DOLLARS
Cash in hand paid by Russell A. Sellick and wife, Mary Ruth Sellick, the receipt of which is hereby acknowledged, we,

A. S. RADER and wife, MARY ELLEN RADER

_____ have bargained and sold, and by these presents do transfer and convey unto the said Russell A. Sellick and wife, Mary Ruth Sellick

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. 480 on the Plan of Whispering Hills, Section II-C, as of record in Book 2663, page 67, Register's Office for said County.

SAID Lot No. 480 fronts 102 feet on the southwesterly side of Whispering Hills Drive and extends back along a broken line on the northwesterly line, 327.2 feet, and on the southeasterly line 276 feet, to a dead line in the rear on which it measures 104 feet.

Being the same property conveyed to A. S. Rader by deed from Hallmark Construction Company of record in Book 3282, page 101, 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 Russell A. Sellick and wife, Mary Ruth Sellick _____ their _____ heirs and assigns, forever.

And we do covenant with the said Russell A. Sellick and wife, Mary Ruth Sellick _____ 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, A. S. RADER and wife, MARY ELLEN RADER 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 A. Sellick and wife, Mary Ruth Sellick, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 17th day of May, 19 62

A S Rader
Mary Ellen Rader

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