K 3377

WARRANTY DEED

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of Three Thousand & No/100 ---------- ($3,000.00) ---------- DOLLARS Cash in hand paid by John Henderson, the receipt of which is hereby acknowledged, and the assumption by Grantee of an indebtedness secured by an instrument executed by Jamie G. Forster and wife to E. E. Murrey, Jr., Trustee, as of record in Book 2576, Page 270, Register's Office, Davidson County, Tennessee, we, Rudolph E. Desmond, Jr., and wife, Rachel Martin Desmond, have bargained and sold, and by these presents do transfer and convey unto the said John Henderson, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being the easterly 75 feet of the westerly 150 feet of Lot No. 260, and the easterly 75 feet of the westerly 150 feet of the southerly 1/2 of Lot No. 261, on the Map of Inglewood Place, as of record in Book 332, Page 101, Register's Office for said County.

Said parts of said lots front 75 feet on the northerly side of Stratford Avenue, and run back between parallel lines 150 feet to a dead line.

Being the same property conveyed to Rudolph E. Desmond, Jr., and wife, Rachel Desmond, by deed from Jamie G. Forster and wife, as of record in Book 2805, Page 305, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said John Henderson, his heirs and assigns, forever.

And we do covenant with the said John Henderson 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 stated hereinabove and 1962 taxes which have been prorated and are assumed by Grantee.

And we, Rudolph E. Desmond, Jr., and wife, Rachel Martin Desmond do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said John Henderson, his heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 15th day of May, 1962

Rachel Martin Desmond

Rudolph E. Desmond, Jr.

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