K 3400



WARRANTY DEED

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 Robert Alvin Sharber and wife, Joann Y. Sharber, 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 Robert Alvin Sharber and wife, Joann Y. Sharber 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. 479 on the Plan of Whispering Hills, Section IIC, as of record in Book 2663, page 67, Register's Office for Davidson County, Tennessee.

SAID Lot No. 479 fronts 90.9 feet on the southwesterly side of Whispering Hills Drive, and extends back 276 feet on the northwesterly side and 261.2 feet on the southeasterly side to a dead line in the rear, on which it measures 122.0 feet.

Being part of the same property conveyed to A. S. Rader by deed from Hallmark Construction Company, Inc. 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 Robert Alvin Sharber and wife, Joann Y. Sharber their heirs and assigns, forever.

And we do covenant with the said Robert Alvin Sharber and wife, Joann Y. Sharber 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 Robert Alvin Sharber and wife, Joann Y. Sharber, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 11th day of June, 19 62

A S Rader

Mary Ellen Rader

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