K 3404

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO

For and in consideration of the sum of ($10.00)- - - - - - - - - - - - - - - -
TEN AND NO/100- DOLLARS
cash in hand paid and other valuable considerations, the receipt of which is hereby acknowledged, and the assumption by the Grantees herein of the balance of an indebtedness in the amount of FOURTEEN THOUSAND THIRTY AND 15/100 DOLLARS ($14,030.15) secured by a Deed of Trust on the property herein conveyed which was executed by Fred Viehmann and wife, to Don M. Powell, Trustee, as of record in Book 2815, page 585, Register's Office for Davidson County, Tennessee, to secure Mid-South Mortgage Corporation, a note dated July 7, 1958, for the sum of $14,950.00, with interest at 5½% per annum, both principal and interest payable $82.67 monthly,

We, Fred O. Viehmann and wife, Betty Viehmann,

have bargained and sold, and by these presents do transfer and convey unto the said James A. Ford and wife, Arlene H. Ford, their

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Lot No. 15 on the Map of Rolling Meadows, as of record in Book 1424, pages 98 and 99, Register's Office for said County. Said Lot No. 15 fronts 100 feet on the southerly side of Outer Drive, and runs back between lines, 213.2 feet on the easterly line and 210 feet on the westerly line to a dead line in the rear on which it measures 135 feet.
Being the same property conveyed to Fred O. Viehmann and wife, Betty Viehmann, by deed from Albert F. Collins and wife, as of record in Book 2795, page 269, said Register's Office.

This conveyance is made subject to restrictive covenants of record in Book 1713, page 420, as amended in Book 1757, page 427, said Register's Office, and the easements, setback lines, and owners certificate as shown on the recorded plan.

Taxes for 1962 have been pro-rated and are assumed by the Grantees.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said James A. Ford and wife, Arlene H. Ford, their heirs and assigns, forever.

And we do covenant with the said James A. Ford and wife, Arlene H. Ford, 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 herein noted.

And we, Fred O. Viehmann and wife, Betty Viehmann, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said James A. Ford and wife, Arlene H. Ford, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 9th day of July, 19 62

Fred O Viehmann

Betty Viehmann

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