K 3405

Book 3405 Page

WARRANTY DEED

THIS FORM FURNISHED BY ATTORNEYS TITLE CO

For and in consideration of the sum of ----------$10.00----------
----------Ten and no/100----------DOLLARS
and other good and valuable considerstions, cash in hand paid by Francis L. Celauro and wife, Lillian U. Celauro, the receipt of all of which is hereby acknowledged.

We, T. Burton Huffman and wife, Ruby J. Huffman
have bargained and sold, and by these presents do transfer and convey unto the said Francis L. Celauro and wife, Lillian U. Celauro
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. 86 on the Plan of Section II, First Addition, Seven Hills, of record in Book 2663, page 51, Register's Office for said County.
Said Lot No. 86 fronts 170.57 feet on the west side of Burton Valley Road and runs back 235.5 feet on the north line and 257 feet on the south line to a dead line on which it measures 185.4 feet.
Being the same property conveyed to T. Burton Huffman and wife, Ruby J. Huffman, by deed from Haury & Smith Contractors, Inc., of record in Book 2956, page 47, said Register's Office.

This conveyance is made subject to restrictions filed for record July 29, 1958, in Book 2798, page 361, Register's Office for said County.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Francis L. Celauro and wife, Lillian U. Celauro
their heirs and assigns, forever.

And we do covenant with the said Francis L. Celauro and wife, Lillian U. Celauro 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., with exception of the 1962 Taxes which are prorated and assumed by the Grantees herein.

And we, T. Burton Huffman and wife, Ruby J. Huffman
do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Francis L. Celauro and wife, Lillian U. Celauro, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 23rd day of July, 19 62

T. Burton Huffman
T. Burton Huffman
Ruby J. Huffman
Ruby J. Huffman

G 555