K 3428

WARRANTY DEED

For and in consideration of the sum of ten and no/100----------
----------($10.00)---------- *DOLLARS*
cash in hand paid by Jack Dale, and other good and valuable considerations receipt of all of which is hereby acknowledged,

we, O. Maxwell Koontz and wife, Mary O. Koontz
have bargained and sold, and by these presents do transfer and convey unto the said Jack Dale, his
heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being lot No. 7 on the Map of Matilda Alloway's Subdivision of Lot 5 of the Horton Plan, as of record in book 161, page 143, Register's Office for said County.

Said lot 7 fronts 40 feet on the southerly side of Alloway Street and runs back 135 feet on the easterly line and 135.5 feet on the westerly line, with the easterly margin of an alley, to a dead line, measuring 37 feet thereon.

Being the same real property conveyed to O. Maxwell Koontz and wife, Mary O. Koontz, by deed from August Tomlinson and wife, dated July 25, 1953, filed July 27, 1953, and recorded in book 2154, page 170, said Register's Office.

This conveyance is made subject to restrictive covenant contained in an instrument of record in book 1852, page 603, 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 Jack Dale, his *heirs and assigns, forever.*

And we *do covenant with the said* Jack Dale *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 for taxes for the year 1962 which are prorated and assumed bypurchaser.

And we, O. Maxwell Koontz and wife, Mary O. Koontz *do further covenant and bind* ourselves, our ~~heirs~~ *and representatives, to warrant and forever defend the title to the said land to the said* Jack Dale, his *heirs and assigns against the lawful claims of all persons, whomsoever.*

Witness our *hand* s *this* 19th *day of* July *19* 62, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

O. Maxwell Koontz
Mary O. Koontz

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Cora C. Walker, *a Notary Public in and for said County and State,* O. Maxwell Koontz and wife, Mary O. Koontz

the within named bargainor s, *with whom I am personally acquainted, and who acknowledged that* they *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, Tennessee *this* 27 *day of* July *19* 62.

PUBLIC

My commission expires May 25, 1963

Cora C. Walker *Notary Public*

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