K 3429

WARRANTY DEED

For and in consideration of the sum of Ten and no/100 ---------- ($10.00) ---------- *DOLLARS*
Cash in hand paid by A. B. Hamm and wife, Margaret H. Hamm, to George P., Linebaugh, Jr., and wife, Ann H. Linebaugh, the receipt of which is hereby acknowledged, together with the assumption by the Grantees of the unpaid balance on a Deed of Trust made to John W. Murphree, Trustee, for Murphree Mortgage Company, dated June 9, 1955, and recorded in Book 2417, page 597, Register's Office for Davidson County, Tennessee;

We, George P. Linebaugh, Jr., and wife, Ann H. Linebaugh
have bargained and sold, and by these presents do transfer and convey unto the said
A. B. Hamm and wife, Margaret H. Hamm,

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

Being Lot No. 503 on the Plan of Section Six, Crieve Hall Estates, of record in Book 2331, pages 1 and 2, Register's Office for said County.

Said Lot fronts 100 feet on the northeasterly side of Briarwood Drive and runs back 243.3 feet on the northwesterly line and 245.3 feet on the southeasterly line, to a dead line, measuring 97 feet thereon.

Being the same property conveyed to George P. Linebaugh, Jr., and wife, Ann H. Linebaugh, by deed from Gaines and Gregory Construction Company, Inc., of record in Book 2436, page 171, R.O.D.C.

This conveyance is subject to restrictive covenants of record in Book 2332, page 92, 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 A. B. Hamm and wife, Margaret H. Hamm,
their *heirs and assigns, forever.*

And We *do covenant with the said* A. B. Hamm and wife, Margaret H. Hamm
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 the Deed of Trust listed above.

And We, George P. Linebaugh, Jr., and wife, Ann H. Linebaugh
do further covenant and bind ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* A. B. Hamm and wife, Margaret H. Hamm,
their *heirs and assigns against the lawful claims of all persons, whomsoever. Witness* our *hand* s *this* 16 *day of* August, *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.*

George P. Linebaugh, Jr.
Ann H. Linebaugh

A. B. Hamm
Margaret H. Hamm

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mary Frances McDaniel, *a Notary Public in and for said County and State,* George P. Linebaugh, Jr., and wife, Ann H. Linebaugh

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* 16th *day of* August, *19* 62.

Mary Frances McDaniel, *Notary Public*

NOTARY PUBLIC AT LARGE

Commission expires May 8, 1963

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