K 3498

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of Fifteen Thousand Three Hundred and No/100 --------
----------($15,300.00)----------**DOLLARS**

Cash in hand paid by Ernest G. Goodman and wife, E. Phyllis Goodman, the receipt of which is hereby acknowledged, we,

F. E. Stratton, Jr., and wife, Bettie Stratton

_____ **have bargained and sold, and by these presents do transfer and convey unto the said** Ernest G. Goodman and wife, E. Phyllis Goodman

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. 738 on the Map of Hermitage Hills Subdivision, Section 7, as of record in Book 3300, page 62, Register's Office for said County.

Said Lot No. 738 fronts 123.2 feet on the easterly margin of Bonnafair Drive and runs back between lines, measuring 178.8 feet on the southerly side and 108.75 feet on the northerly side to a line in the rear on which it measures 141.0 feet.

Being the same property conveyed to F. E. Stratton, Jr. and wife, Bettie Stratton, by deed from Miller Kimbrough, Trustee, of record in Book 3460, page 269, 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 Ernest G. Goodman and wife, E. Phyllis Goodman their **heirs and assigns, forever.**

And we **do covenant with the said** Ernest G. Goodman and wife, E. Phyllis Goodman **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.**

And We, F. E. Stratton, Jr. and wife, Bettie Stratton **do further covenant and bind** ourselves, our **heirs and representatives, to warrant and forever defend the title to the said land to the said** Ernest G. Goodman and wife, E. Phyllis Goodman their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hand** s **this** 31st **day of** December, **19** 62

F. E. Stratton Jr.

Bettie Stratton

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