K 3502

WARRANTY DEED

For and in consideration of the sum of One Dollar ($1.00) cash, and other good and valuable considerations, receipt of all of which is hereby acknowledged, and the assumption by the grantee of the unpaid balance of a note executed by the undersigned and the grantee, secured by deed of trust of record in Book 3193, page 193, Register's Office for Davidson County, I, Leonard Lee Hahn, have bargained and sold and do by these presents transfer and convey unto Mildred C. Hahn, her heirs and assigns, all of my right, title and interest in and to the following described tract of land in Davidson County, Tennessee:

> Being Lot No. 105 on the Plan of Southwood Subdivision, as of record in Book 2663, page 126, Register's Office for said County.
>
> Said Lot 105 fronts 118 feet on the northerly side of Ocala Drive and runs back 242.85 feet on the easterly line and 208.13 feet on the westerly line to a dead line, measuring 149.17 feet thereon.
>
> Being the same property conveyed to Leonard Lee Hahn and wife, Mildred C. Hahn, by deed from Hillview Company, of record in Book 3181, page 491, said Register's Office.
>
> 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 said interest in said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said Mildred C. Hahn, her heirs and assigns forever, it being the intention of the grantor by this instrument to convey all of his interest in and to said property to the said Mildred C. Hahn, pursuant to Section 64-110, Tennessee Code Annotated, so as to vest in her fee simple title thereto.

And I, the said Leonard Lee Hahn do covenant with the said Mildred C. Hahn that I am lawfully seized and possessed of said interest in said land; have a good right to convey it, and the same is unencumbered except for the deed of trust above referred to.

And I do further covenant and bind myself, my heirs and representatives to warrant and forever defend the title to said interest in said land to the said Mildred C. Hahn, her heirs and assigns against the lawful claims of all persons whomsoever.

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