K 3502

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO

For and in consideration of the sum of $12,900.00

Twelve Thousand, Nine Hundred and no/100 ---------- DOLLARS

Cash in hand paid by James M. Holden and wife, Betty W. Holden, the receipt of which is hereby acknowledged, we

M.T. Melvin and wife, Mary T. Melvin

_____ have bargained and sold, and by these presents do transfer and convey unto the said James M. Holden and wife, Betty W. Holden

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. 68 on the Plan of Hermitage Estates, as of record in Book 3300, pages 70 and 71, Register's Office for said County.

Said Lot fronts 86 feet on the southerly side of Gordan Lane and runs back 165 feet on the easterly line and 162.68 feet on the westerly line to a dead line in the rear on which it measures 86.03 feet.

Being part of the property conveyed to M.T. Melvin, by deed from A.H. Johnson, Trustee, as of record in Book 3462, page 325, 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 the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said James M. Holden and wife, Betty W. Holden

their heirs and assigns, forever.

And we do covenant with the said James M. Holden and wife, Betty W. Holden

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 1963 taxes which have been prorated and are hereby assumed by purchaser.

And we, M.T. Melvin and wife, Mary T. Melvin

do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said James M. Holden and wife, Betty W. Holden

their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 18th day of January, 1963

M T Melvin

Mary T. Melvin

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