K 3505

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

WARRANTY DEED

For and in consideration of the sum of ----------$10.00---------- **DOLLARS**

----------Ten and no/100----------

and other good and valuable considerations, cash in hand paid by Dockie Dean Manuel and wife Barbara L. Manuel, the receipt of all of which is hereby acknowledged.

This conveyance is made subject to restrictions filed for record October 20, 1958, in Book 2202, page 222, Register's Office for said County.

We, Stanford Hills Company **have bargained and sold, and by these presents do transfer and convey unto the said** Dockie Dean Manuel and wife Barbara L. Manuel **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. 66 on the Map of Section Two, Ora-Mar Acres, as of record in Book 2133, page 74, Register's Office for said County.

Said Lot No. 66, fronts 73.0 feet on the south side of Joyce Lane, and runs back between lines, 212 feet on the west line and 303.5 feet on the east line to a dead line in the rear on which it measures 150.7 feet.

Being the same property conveyed to Stanford Hills Company, by deed from W. B. Calwin, Jr., and wife, as of record in Book 3437, page 203, 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 Dockie Dean Manuel and wife Barbara L. Manuel **their heirs and assigns, forever.**

And it does covenant with the said Dockie Dean Manuel and wife Barbara L. Manuel **that it is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.**

And Stanford Hills Company **do further covenant and bind** itself, its successors **heirs and representatives, to warrant and forever defend the title to the said land to the said** Dockie Dean Manuel and wife Barbara L. Manuel **their heirs and assigns against the lawful claims of all persons, whomsoever.**

IN WITNESS WHEREOF, Stanford Hills Company, has caused this instrument to be executed this 12th day of February, 1963.

STANFORD HILLS COMPANY

BY: James H. Brewer

James H. Brewer, President

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