K 3506

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO

For and in consideration of the sum of Ten and No/100---------- ($10.00) DOLLARS Cash in hand paid and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and the assumption of the unpaid balance of the Mortgage executed by Faron Young & wife, Hilda Young, to S. G. Robertson, Jr., Trustee, recorded in Book 2574, page 417, RODC, Tennessee, which Mortgage the purchasers hereby assume and agree to pay we, FARON YOUNG & WIFE, HILDA YOUNG

have bargained and sold, and by these presents do transfer and convey unto the said CHARLES W. HUNT AND WIFE, JOAN HUNT

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. 5, of Block "I" on the plan of Jackson Park, Section 3, not of record, described according to a survey made by James A. Hamilton, Surveyor, December 6, 1948, as follows:

Beginning on the westerly margin of Brush Hill Road, at the corner of Lots Nos. 5 and 6; thence with the line between said lots, westwardly 265 feet, more or less, to the corner of Lots Nos. 5, 6, 11 and 12; thence with the line between lots Nos. 5 and 12, northwestwardly 168.8 feet, more or less, to the corner of lots Nos. 3, 4, 5, 12 and 13; thence with the line between lots Nos. 4 and 5, eastwardly 265 feet, more or less, to the westerly margin of Brush Hill Road; thence with the westerly margin of said Road, southwardly 150 feet to the beginning.

Being the same real property conveyed to Faron Young and wife, Hilda Young by deed from William E. Neff and wife, dated July 20, 1956, filed August 8, 1956, and recorded in Book 2549, page 451, Register's Office for said County.

This conveyance is made subject to all restrictive covenants, easements and setback 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 Charles W. Hunt and wife, Joan Hunt their heirs and assigns, forever.

And we do covenant with the said Charles W. Hunt and wife, Joan Hunt 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 as herein above stated and 1963 taxes which have been prorated and are hereby assumed by the purchasers.

And we, FARON YOUNG AND WIFE, HILDA YOUNG do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Charles W. Hunt and wife, Joan Hunt their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 21st day of February, 1963

Faron Young

Hilda Young

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