BK 3508

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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 Charles Gelbert Neese and wife, Mildred Irene Neese, to Herschel Greer, Trustee, of record in Book 2352, page 505, RODC, Tennessee, which Mortgage the purchasers hereby assume and agree to pay we, Charles Gelbert Neese and wife, Mildred Irene Neese have bargained and sold, and by these presents do transfer and convey unto ~~the said~~ PERKINS B. OVERTON, JR., AND WIFE, MARJORIE C. OVERTON

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. 94 and the east 25 feet of Lot No. 95, on the Map of Woodmont Boulevard Section of Marengo Park, as of record in Book 1130, page 2, Register's Office for said County.

Said lot and part of said lot adjoin and front together 100 feet on the southerly sideof Winston Place and run back between parallel lines 172 feet to a dead line.

Being the same property conveyed to Charles Gelbert Neese and wife, Mildred Irene Neese, by deed from Ross V. Dunn and wife, as of record in Book 2304, page 525, said Register's Office.

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 PERKINS B. OVERTON, JR., AND WIFE, MARJORIE C. OVERTON their heirs and assigns, forever.

And we do covenant with the said PERKINS B. OVERTON, JR., AND WIFE, MARJORIE C. OVERTON, 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 purchaser.

And we, CHARLES GELBERT NEESE AND WIFE, MILDRED IRENE NEESE do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said PERKINS B. OVERTON, JR., AND WIFE, MARJORIE C. OVERTON, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 26th day of February, 1963

Mildred Irene Neese Charles Gelbert Neese

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