K 3615

WARRANTY DEED

[redacted]

For and in Consideration of the sum of [redacted]

Cash in hand paid, receipt of which is hereby acknowledged, and the assumption of the remaining unpaid balance of a first mortgage note in the original amount of $12,800.00, which is secured by a deed of trust to [redacted], Trustee, of record in Book 3241, page [redacted], Register's Office for Davidson County, Tennessee, reference to which is here made for a more particular description of said note and the terms and conditions of said Deed of Trust,

We, Roy A. Holland and wife, Janelle Mc Caleb Holland have bargained and sold, and by these presents do transfer and convey unto the said Robert E. Loftin, Jr. and wife, Bobbie Jean G. Loftin 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 on the Plan of Parkwood Estates, Section 1, of record in Book 2900, page 120, Register's Office for Davidson County, Tennessee.

Beginning at a point in the easterly margin of Meadowside Lane, the common corner of Lots Nos. 93 and 94; thence with the line between said lots southeastwardly 128.1 feet to a point; thence northwardly with the westerly line of Lot No. 95, 130.8 feet to a point in the southerly margin of Richmond Hill Drive; thence with the margin of the same westwardly 90 feet to a point, the beginning of a curve; thence southwestwardly around said curve 39.27 feet to a point the easterly margin of Meadowside Lane, thence with the margin of the same, southwardly 74.28 feet to the point of beginning.

Being the same property conveyed to Roy A. Holland and wife, Janelle McCaleb Holland by deed from Gaines Home Building Corporation, of record in Book 3247, page 241, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants of record in Book 3136, page 52, Register's Office for said County.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Robert E. Loftin, Jr. and wife, Bobbie Jean G. Loftin their heirs and assigns, forever.

And we do covenant with the said Robert E. Loftin, Jr. and wife, Bobbie Jean G. Loftin 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.

And we, Roy A. Holland and wife, Janelle McCaleb Holland do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Robert E. Loftin, Jr. and wife, Bobbie Jean G. Loftin, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 28 day of Aug, 1961

x Roy A. Holland

x Janelle Mc Caleb Holland

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