K 3617

WARRANTY DEED

For and in consideration of the sum of Ten and no/100 ($10.00) DOLLARS cash in hand paid by J. W. Watkins and wife, Kittie B. Watkins hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, we, William F. Henderson and wife, Vernell B. Henderson hereinafter referred to as the GRANTORS have bargained and sold, and by these presents do transfer and convey unto the said GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being lot No. 60 on the Map of Cumberland Gardens Subdivision, as of record in Book 2900, page 4, Register's Office for Davidson County, Tennessee.
Said Lot No. 60 fronts 54.0 feet on the northerly margin of Deerfield Drive and extends back 144.0 feet on the easterly line and 143.8 feet on the westerly line to a dead line, measuring 54.0 feet thereon.
This tract is improved and known as 2706 Deerfield Drive, Nashville, Tennessee. Being the same property conveyed to William F. Henderson and wife as of record in Book 2956, page 481, Register's Office, Davidson County, Tennessee.
This conveyance is made subject to the restrictive covenants, easements and set-back lines which 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 GRANTEES, their heirs and assigns, forever. And we do covenant with the said GRANTEES 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 a trust deed to Herschell Greer, et al, as of record in Book 2979, page 597, Register's Office for Davidson County, Tennessee, to secure a note persently in the balance of Eight Thousand Six Hundred Ninety-Eight Dollars Twenty Four Cents ($8,698.24). And we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns against the lawful claims of all persons, whomsoever, except said trust deed and note which the GRANTEES assume and agree to pay as a part of the consideration for this conveyance.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 3rd day of September, 1963.

William F. Henderson

Vernell B. Henderson

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