K 3618

WARRANTY DEED

For and in consideration of the sum of - - - - - - - - TEN AND NO/100 - ($10.00) - *DOLLARS*

cash in hand paid by CLAUDINE SHIELDS and FRANCES SHIELDS, and other good and valuable considerations, receipt of which is hereby acknowledged,

We, W. A. STONE and wife, FAYE STONE,

have bargained and sold, and by these presents do transfer and convey unto the said CLAUDINE SHIELDS and FRANCES SHIELDS, as joint tenants with the right of survivorship, and not as tenants in common, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:*

Land in Davidson County, Tennessee, being lot No. 10 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 No. 10 fronts 75 feet on the northerly side of Draughon Avenue and runs back between lines 173 feet on the easterly line and 175.8 feet on the westerly line, to a dead line, and measures 75 feet thereon.
This tract is improved and known as 949 Draughon Avenue, Nashville, Tennessee.
Being the same real property conveyed to W. A. Stone and wife, Faye Stone, by deed from Alvin R. Bell and wife, dated June 1, 1951, filed June 8, 1951, and recorded in book 1976, page 414, said Register's Office.

This conveyance is made subject to the restrictive covenants contained in an instrument recorded in book 1113, page 296, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said CLAUDINE SHIELDS and FRANCES SHIELDS, their *heirs and assigns, forever.*

And We *do covenant with the said* CLAUDINE SHIELDS and FRANCES SHIELDS *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 taxes for the year 1963, said taxes having been prorated as of date hereof and assumed by the Grantees.

And WE, W. A. STONE and wife, FAYE STONE, *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* CLAUDINE SHIELDS and FRANCES SHIELDS, their *heirs and assigns against the lawful claims of all persons, whomsoever.*
Witness our *hand* s *this* 18 *day of* September, *19* 63, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

W A Stone

Faye Stone

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Annie Ruth Milliken, *a Notary Public in and for said County and State,* W. A. STONE and wife, FAYE STONE,

the within named bargainor S, *with whom I am personally acquainted, and who acknowledged that* they *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, *Tennessee, this* 22nd *day of* September, *19* 63.

Annie Ruth Milliken, *Notary Public*

Commission expires 1-22-64

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