K 3672

WARRANTY DEED

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

cash in hand paid and other good and valuable considerations, paid by the grantees, the receipt of which is hereby acknowledged,

Mortgage Guaranty Insurance Corporation, a Wisconsin Corporation, existing under the laws of the State of Wisconsin,

has *bargained and sold, and by these presents do transfer and convey unto the said* Robert Wayne Lovell and wife, Mary Alice Lovell, 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. 109 on the Plan of Ranchwood Estates (formerly Rosehill Subdivision), Section I, City of Goodlettsville, as of record in book 2900, page 125, Register's Office for said County.
Said Lot No. 109 fronts 120 feet on the northerly side of Shevel Drive and extends back between lines, 302.95 feet on the easterly line and 291.6 feet on the westerly line, to a dead line on which it measures 149.0 feet.
Being the same real property conveyed to Mortgage Guaranty Insurance Corporation, by deed from Fidelity Federal Savings & Loan Association of Nashville, dated November 4, 1963, filed November 5, 1963, and recorded in book 3645, page 447, said Register's Office.

This conveyance is made subject to restrictions of record in book 3000, page 69, Register's Office for Davidson County, Tennessee, and an easement for public utilities and drainage along rear line, anchor easement at southeast corner, 40-foot building setback line from Shevel Drive, and conditions of owners certificate, as shown on plan of record in book 2900, page 125, 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 Robert Wayne Lovell and wife, Mary Alice Lovell, their *heirs and assigns, forever.*

And it does *covenant with the said* Robert Wayne Lovell and wife, Mary Alice Lovell *that* it is *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*

And Mortgage Guaranty Insurance Corporation does *further covenant and bind* itself, its successors and assigns, *to warrant and forever defend the title to the said land to the said* Robert Wayne Lovell and wife, Mary Alice Lovell, their *heirs and assigns against the lawful claims of all persons, whomsoever.*

Witness hand *this* 11th *day of* December, 1963, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

MORTGAGE GUARANTY INSURANCE CORPORATION

ATTEST: Mary Jane Johnston
Assistant Secretary

BY: [signature]
President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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