of Reed Lee Hood a minor his heirs executors administrators and assigns that it the said Prudential Investment Company the party of the first part, is lawfully seized in fee, of the aforegranted premises, that they are free from all incumbrance; that it has a good right to sell and convey the same to the said William A. Reid guardian of Reed Lee Hood a minor party of the second part as aforesaid, and that it, the said The Prudential Investment Company party of the the first part and its successors and assigns will warrant the quiet enjoyment of the said aforegranted premises to the said William A. Reid guardian of Reed Lee Hood a minor, the party of the second part his heirs, executors administrators and assigns, and will forever defend the said aforegranted premises against the lawful claims and demands of all persons.

The said, The Prudential Investment Company, party of the first part, and its assigns further covenant and warrant unto the said William A. Reid guardian of Reed Lee Hood, a minor, party of the second part, his executors, administrators, and assigns that it, the said party of the first part will pay all taxes and assessments levied against said land when the same are due each year and will not commit or permit any waste upon said premises and that the buildings and other improvements thereon shall be kept in good repair and shall not be destroyed or removed without the consent of said second party, and shall be kept insured for the benefit of the said second party his heirs, executors, administrators and assigns against loss by fire, lightning or tornadoes for not less than two thousand (2000.00) dollars in form & and companies satisfactory to said second party and that all policies or renewal receipts shall be delivered to said second party.