K 1763

WARRANTY DEED

For and in consideration of the sum of ($5.00)

- - - - - - - - - Five & No/100- DOLLARS

cash in hand paid by Charles F. Bond and wife, Anne Blair Bond, and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

we, W. R. Harrison and wife, Marie C. Harrison,

have bargained and sold, and by these presents do transfer and convey unto the said Charles F. Bond and wife, Anne Blair Bond,

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 Lots Nos. 1 and 2 of Block 6 on the plan of the re-subdivision of part of Royal Oaks, as of record in Book 974, pages 4 and 5, Register's Office for said County.

Said lots Nos. 1 and 2 front together 204 feet on the northerly side of Hobbs Road, formerly Glen Eden Drive, and run back 176 feet on the westerly line and 248 feet on the easterly line to the southerly line of Lot No. 5, measuring 191.8 feet thereon.

Being the same property conveyed to W. R. Harrison and wife, Marie C. Harrison, by two deeds, one from Kimbrough-Phillips Company, of record in Book 1732, page 301, and the other from Royal Oaks Land Company, of record in Book 1732, page 299, said Register's Office.

The above described property is subject to the following:

Restrictive covenants contained in deed from Royal Oaks Land Company to Thomas B. Houser and wife, dated November 20, 1946, of record in Book 1449, page 614, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in deed from Kimbrough-Phillips Company to W. R. Harrison and wife, dated August 6, 1949, of record in Book 1732, page 301, Register's Office for said County, which are the same as in Book 1449, page 614, except the expiration date which is August 6, 1979. This applies to the easterly 100 feet front and 81 feet rear of Lot No. 2.

Restrictive covenants contained in deed from Royal Oaks Land Company to W. R. Harrison and wife, dated August 6, 1949, of record in Book 1732, page 299, Register's Office for said County, which are the same as in Book 1449, page 614, except the expiration date which is August 6, 1979. This applies to Lot 1 and the westerly 4 feet front and 14 feet rear of Lot 2. Restrictions, conditions, limitations and zoning regulations affecting the premises established by the city of Belle Meade.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Charles F. Bond and wife, Anne Blair Bond, their heirs and assigns, forever.

And we do covenant with the said Charles F. Bond and wife, Anne Blair Bond, 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.

Taxes for the year 1949 have been pro rated and paid in full.

And we, W. R. Harrison and wife, Marie C. Harrison, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Charles F. Bond and wife, Anne Blair Bond, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 2nd day of November, 19 49

W. R. Harrison

Marie C. Harrison

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Mrs. T. L. Ahearn, a Notary Public in and for said County and State, the within named W. R. Harrison and wife, Marie C. Harrison,

the bargainor, 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 office, this 2nd day of November, 19 49

Commission expires April 8th, 1952

Mrs. T. L. Ahearn
Notary Public

FOSTER & PARKER CO. NASHVILLE

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