K 1969

B10708

WARRANTY DEED Form 1001 Published by Tennessee Title Company

For and in consideration of the sum of $ 10.00

---TEN AND NO/100--- DOLLARS

Cash paid by Glenn S. Tomlinson and Wife, Edris G. Tomlinson, and other good and valuable considerations, the receipt of which is hereby acknowledged,

We, S. D. Sparkman and Wife, Ludy Frances Sparkman and Walter Lee Arnold and Wife, Evelyn Lorene Arnold have bargained and sold, and by these presents do transfer and convey unto the said Glenn S. Tomlinson and Wife, Edris G. Tomlinson 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. 237 on the Plan of Maplecrest Subdivision, as of record in Book 1835, Pages 27 and 28, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the southerly margin of Denneywood Drive at the corner of Lots Nos. 236 and 237; thence with the line between said two lots, southwestwardly 130 feet to the corner of Lots Nos. 207, 236 and 237; thence with the line between said lots Nos. 207 and 237, eastwardly 135.8 feet to the northwesterly margin of Smithwood Drive; thence with same, northeastwardly 98.38 feet to the beginning of a cruve; thence around said curve with a radius of 20 feet northwestwardly 31.42 feet to the southerly margin of Denneywood Drive; thence with same, westwardly 115 feet to the beginning.

Being part of the property conveyed to S. D. Sparkman and wife, Ludy Frances Sparkman and Walter Lee Arnold and Wife, Evelyn Lorene Arnold, by deed from R. Walker Smith, Trustee, of record in Book 1877, Page 85, said Register's Office.

Property conveyed subject to Utility easement, building set back lines and conditions of owners certificate, as shown on plan in Book 1835, Pages 27 and 28, Register's Office for Davidson County, Tenn., the latter providing that no lot shall be subdivided or changed to produce less area until a system of sewers is installed and approved, and not then if less area results than established by restrictions on property. Restrictive covenants contained in an instrument executed by R. Walker Smith, Trustee dated June 12, 1950, of record in Book 1874, Page 452, 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 Glenn S. Tomlinson and Wife, Edris G. Tomlinson their heirs and assigns, forever.

And we do covenant with the said Glenn S. Tomlinson and Wife, Edris G. Tomlinson 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 1951 Taxes which have been pro-rated and Purchaser will pay when due.

And We, S.D. Sparkman & Wife, Ludy Frances Sparkman, & Walter Lee Arnold & Wife, Evelyn Lorene Arnold do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Glenn S. Tomlinson and Wife, Edris G. Tomlinson their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness ours hand s this 9th day of April, 19 51.

Walter Lee Arnold. S D Sparkman

~~Mr~~ Evelyn Lorene Arnold. Ludy Frances Sparkman

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Thelma Neal, a Notary Public in and for said County and State, the within named S. D. Sparkman and Wife, Ludy Frances Sparkman and Walter Lee Arnold and Wife, Evelyn Lorene Arnold

the 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 9th day of April, 19 51.

THELMA NEAL NOTARY PUBLIC DAVIDSON COUNTY

Commission expires Jan. 29, 1955

Thelma Neal
Notary Public

G 571