K 2021

FWM:h 8-16-51

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE THOUSAND SEVEN HUNDRED FIFTY AND 00/100 ($1750.00) DOLLARS cash in hand paid by Frank A. Haynie and wife, Juanita B. Haynie, the receipt of which is hereby acknowledged, I, Ray S. Garrett have bargained and sold, and by these presents do transfer unto the said Frank A. Haynie and wife, Juanita B. Haynie, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 141 on the Plan of Berry Oaks, as of record in Book 1835, pages 67 and 68, Register's Office for said County.

Said Lot No. 141 fronts 104 feet on the northerly side of Ingleside Road and runs back 220.4 feet on the easterly line and 238.7 feet on the westerly line, which is a broken line, to a dead line in the rear, measuring 39.8 feet thereon.

Being the same property conveyed to Ray S. Garrett by deed from McFarland Heights, as of record in Book 2017, page 315, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Frank A. Haynie and wife, Juanita B. Haynie, their heirs and assigns in fee simple forever.

And I do covenant with the said Frank A. Haynie and wife, Juanita B. Haynie that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except: Ad valorem taxes for the year 1951, which have been pro-rated as of the date hereof and assumed by the purchaser; restrictions in Book 1146, page 149, Register's Office prior to Feb. 1, 1951, as amended in Book 1164, page 109 Register's Office, 1951; and restrictions in Book 1855, page 377, recorded July 17, 1950, as amended in Book 1964, page 284, recorded August 6, 1951, Register's Office, Davidson County, to-wit: 10 foot easement for public utilities along the north or rear line and along the entire westerly line as shown on Plan of record in Book 1835, pages 67 and 68, Register's Office, Davidson County, Tenn. Reference is made to all of the above and this conveyance is made subject thereto.

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