K 2037

1196-7

WARRANTY DEED

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

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

cash in hand paid by Wallace E. Lunn and wife, Gladys E. Lunn, and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

we, Arch Bishop, Jr., R. K. Smith, J. R. Dillow and Billy Rhea Miller

have bargained and sold, and by these presents do transfer and convey unto the said Wallace E. Lunn and wife, Gladys E. Lunn,

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 Lot No. 2 on the plan of Harpeth Valley Estates, Section No. 1, as of record in Book 1835, page 86, Register's Office for said County. Said Lot No. 2 fronts 145 feet on the southerly side of Tyne Boulevard and extends back 407.6 feet on the westerly line and 416.9 feet on the easterly line to a dead line, measuring 145 feet thereon.
Being part of the same property conveyed to Arch Bishop, Jr., R. K. Smith, J. R. Dillow and Billy Rhea Miller by deed from Nashville Trust Company, Trustee, under the will of Jane R. Tyne, deceased, and as Administrator de bonis non of the will of Thomas J. Tyne, deceased, as of record in Book 1977, page 210, said Register's Office.
The above described property is subject to the following:
Utility easement, 75 foot building setback line and conditions of owners certificate, as shown on plan in Book 1835, page 86, Register's Office for said County.
Restrictive covenants contained in deed from Nashville Trust Company, Trustee, to Arch Bishop, Jr., et al, dated May 31, 1951, filed June 14, 1951, and recorded in Book 1977, page 210, Register's Office for Davidson County, Tennessee.
Restrictive covenants contained in an instrument executed by Arch Bishop, Jr., et al, dated August 24, 1951, filed August 28, 1951, and recorded in Book 2018, page 603, 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 Wallace E. Lunn and wife, Gladys E. Lunn, their heirs and assigns, forever.

And we do covenant with the said Wallace E. Lunn and wife, Gladys E. Lunn, 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 the taxes for the year 1952 which are pro rated and assumed by the grantees herein.

And we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Wallace E. Lunn and wife, Gladys E. Lunn, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 26th day of February, 19 52

R. K. Smith
Arch Bishop Jr.
J R Dillow
Billy Rhea Miller

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 Arch Bishop, Jr., R. K. Smith, J. R. Dillow and Billy Rhea Miller,

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 office, this 26th day of February, 19 52

Commission expires April 8th, 1952

Mrs T L Ahearn
Notary Public

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