K 2096

For and in consideration of the sum of $ 16,000.00 -

Sixteen Thousand and No/100 - **DOLLARS**

Cash in hand paid by Robert L. Barnett and wife, Julia G. Barnett, the receipt of which is hereby acknowledged, we,

JOHN B. DOWNEY AND WIFE, MIRIAM E. DOWNEY

have bargained and sold, and by these presents do transfer and convey unto the said Robert L. Barnett and wife, Julia G. Barnett 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. 9 of Block "C" on the Map of Tyne Meade, Section III, as of record in Book 1424, pages 12, 13 and 14 of the Register's Office for said County.

Said Lot No. 9 fronts 220 feet on the southerly side of Hemingway Drive and runs back between lines 213 feet on the westerly line and 216 feet on the easterly line to a dead line in the rear on which it measures 209.6 feet.

Being the same property conveyed to John B. Downey by deed from Joe Zeitlin and Martin Zeitlin, doing business as Martin Construction Company, as of record in Book 2040, page 385, said Register's Office.

This conveyance is made subject to Restrictions of record in Book 1489, page 471, and the plan of record in Book 1424, pages 12, 13 and 14, which shows a 75-foot set-back line from Hemingway Drive and a 10-foot easement along the southerly or rear line of the lot for public utilities.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Robert L. Barnett and wife, Julia G. Barnett their heirs and assigns, forever.

And we do covenant with the said Robert L. Barnett and wife, Julia G. Barnett 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 1952 taxes which have been assumed by the purchasers.

And we, John B. Downey and wife, Miriam E. Downey do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Robert L. Barnett and wife, Julia G. Barnett their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 1st day of October, 19 52.

STATE OF TENNESSEE
Davidson County

Personally appeared before me, O. G. Jones, a Notary Public in and for said County and State, the within named John B. Downey and wife, Miriam E. Downey

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 1st day of October, 19 52.

Commission expires July 6, 1955

O. G. Jones, Notary Public

WARRANTY DEED

FROM JOHN B. DOWNEY AND WIFE, MIRIAM E. DOWNEY

TO ROBERT L. BARNETT AND WIFE, JULIA G. BARNETT

RECORDED

Virginia

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