K 2140

WARRANTY DEED Form 1001 Published by Tennessee Title Company

For and in consideration of the sum of $1,395.00
ONE THOUSAND THREE HUNDRED NINETY-FIVE AND NO/100- - - - - - DOLLARS

Cash in hand paid by Albert L. Schrader, Jr. and wife, Lois Hunt Schrader, receipt of which is hereby acknowledged,- - - - - - - - - - - - -

I, W. L. Hailey

have bargained and sold, and by these presents do transfer and convey unto the said Albert L. Schrader, Jr. and wife, Lois Hunt Schrader, 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. 36 of Section IV of HORTON HEIGHTS, a subdivision of record June 10, 1952 in Book No. 1835, Page No. 129, Register's Office for Davidson County, Tennessee, Described as follows:

Said lot No. 36 fronts 93 feet on the westerly side of Russleo Drive and extends back between lines 253 feet on each side to a line in the rear measuring 93 feet thereon.

Being part of the property conveyed to W. L. Hailey, by deed from Leslie Marshall, Clerk and Master of Marshall County, Tennessee, of Record in Book 1905, Page 17, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Restrictive Covenants of Record in Book 2087, Page 566, Register's Office for Davidson County, Tennessee; and Amendment to Restrictions of Record in Book 2093, Page 49, Register's Office for Davidson County, Tennessee.

Taxes to be assumed by Purchaser beginning date of purchase.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Albert L. Schrader, Jr. and wife, Lois Hunt Schrader, their heirs and assigns, forever.

And I do covenant with the said Albert L. Schrader, Jr. and wife, Lois Hunt Schrader, 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.

And I, W. L. Hailey do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Albert L. Schrader, Jr. and wife, Lois Hunt Schrader, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 30 day of August, 19 52

W. L. Hailey

Mrs. Louise Oakley Hailey

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Irby G. Bryant, a Notary Public in and for said County and State, the within named W. L. Hailey and wife, Mrs. Louise Oakley Hailey,

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 30th day of August, 19 52

Commission expires April 10, 1956

Irby G. Bryant
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY

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