2142

WARRANTY DEED Form 1002 Published by Tennessee Title Company

For and in consideration of the sum of $ 10,350.00 - - - - - - - - - - - - - - - - - - - -

Ten Thousand Three Hundred Fifty and No/100 - - - - - - - - - - - - - - - - DOLLARS

Cash in hand paid by Roy Kenneth Cleaver and wife, Alma M. Cleaver, the receipt of which is hereby acknowledged,

SOUTHLAND CONSTRUCTION COMPANY
a Tennessee Corporation with its principal office and place of business at
Nashville, Tennessee

has bargained and sold, and by these presents do transfer and convey unto the said Roy Kenneth Cleaver and wife, Alma M. Cleaver 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. 49 on the Map of Cloverdale Subdivision of record in Book 2133, page 9, Register's Office for Davidson County, Tennessee. Said Lot No. 49 fronts 159 feet on the southerly side of Woodberry Drive and extends back between lines 163.3 feet on the westerly line, 228 feet on the easterly line to a dead line on which it measures 206 feet.
Being part of the property conveyed to Southland Construction Company by Evergreen Land Company, Inc., by warranty deed of record in Book 2107, page 519, said Register's Office.

This conveyance is made subject to covenants and restrictions of record in Book 2094, page 87, and the plan of record in Book 2133, page 9, Register's Office for Davidson County, Tennessee, which shows a 40-foot set-back line from Woodberry Drive and a 10 foot easement for public utilities at the rear of the lot.
To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Roy Kenneth Cleaver and wife, Alma M. Cleaver, their heirs and assigns, forever.

And it does covenant with the said Roy Kenneth Cleaver and wife, Alma M. Cleaver that it is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered., except 1953 taxes which have been prorated and are hereby assumed by the purchasers.
And Southland Construction Company do further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said Roy Kenneth Cleaver and wife, Alma M. Cleaver their heirs and assigns against the lawful claims of all persons, whomsoever.
IN WITNESS WHEREOF SOUTHLAND CONSTRUCTION COMPANY, A Corporation aforesaid has caused this instrument to be executed by its duly authorized officer on this 13th day of April, 1953.

SOUTHLAND CONSTRUCTION COMPANY

By: Albert G. Morris, President

STATE OF TENNESSEE
Davidson County

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor, with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____, 19 ____.

Commission expires _____ Notary Public

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