K 2143

770.00

WARRANTY DEED | Form 1001 | Published by Tennessee Title Company

For and in consideration of the sum of $ 10.00

Ten and No/100ths - - - - - - - - - - - DOLLARS

cash in hand paid by Luther B. Warren and wife, Ann Roth Warren, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, we, Wallace E. Mitchell and wife, Mary E. Mitchell

have bargained and sold, and by these presents do transfer and convey unto the said Luther B. Warren and wife, Ann Roth Warren

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. 102 on the Map of Sterling Heights, Section Three, as of record in book 1424, page 113, Register's Office for said County.

Said Lot No. 102 fronts 63 feet on the south side of Jay Street and runs back between lines, 194.93 feet on the east line and 194.81 feet on the west line to a dead line in the rear on which it measures 63 feet.

Being the same property conveyed to Wallace E. Mitchell and wife, Mary E. Mitchell, by deed from Larry B. Anderson and wife, of record in book 1907, page 467, said Register's Office.

This conveyance is made subject to restrictions of record in book 1728, page 541, said Register's Office; and the plan of record in book 1424, page 113, shows an Owner's Certificate, showing a 10-foot easement along the rear of the lot for utilities, and a 40-foot set-back line from Jay Street.

Taxes for 1953 have been pro rated and assumed by grantees.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Luther B. Warren and wife, Ann Roth Warren their heirs and assigns, forever.

And we do covenant with the said Luther B. Warren and wife, Ann Roth Warren 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.

And we, Wallace E. Mitchell and wife, Mary E. Mitchell do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Luther B. Warren and wife, Ann Roth Warren their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 21 day of April, 19 53

Wallace E. Mitchell

Wallace E. Mitchell

Mary E. Mitchell

Mary E. Mitchell

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Maxine Cato, a Notary Public in and for said County and State, the within named Wallace E. Mitchell and wife, Mary E. Mitchell

the bargainors, 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 23 day of April, 19 53

Commission expires 7/24/55

Maxine Cato
Notary Public

G 403