K 2147

WARRANTY DEED Form 1001 Published by Tennessee Title Company

For and in consideration of the sum of $ 9,500.00 - - - - - - - - - - - - - - - - - - - - -

Nine Thousand Five Hundred and No/100 - - - - - - - - - - - - - - - - - - DOLLARS

Cash in hand paid by Edwin P. Turner and wife, Verna H. Turner, the receipt of which is hereby acknowledged,

A. & C. HOMES, INC.,
a Tennessee Corporation with its principal office and place of business at Nashville, Tennessee

has ~~xxxx~~ bargained and sold, and by these presents do transfer and convey unto the said Edwin P. Turner and wife, Verna H. Turner

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. 18 on the Map of Cloverdale Subdivision as of record in Book 2133, page 9, Register's Office for Davidson County, Tennessee, as amended in Book 2140, page 371, said Register's Office.

Said Lot No. 18 fronts 58 feet on the northwesterly margin of Wanda Drive and extends back between lines 352.8 feet on the southwesterly line and 369 feet on the northeasterly line to a dead line on which it measures 125 feet.

Being a part of the property conveyed to A. & C. Homes, Inc. by warranty deed from Evergreen Land Company, Inc., of record in Book 2101, page 585, 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 Wanda Drive, and a 10 foot easement for public utilities at the rear of the lot, and a 2½ by 20 foot anchor easement at the Southeast corner 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 Edwin P. Turner and wife, Verna H. Turner their heirs and assigns, forever.

And it does ~~do~~ covenant with the said Edwin P. Turner and wife, Verna H. Turner 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 A. & C. Homes, Inc. do ~~es~~ further covenant and bind itself, its successors ~~xxxx~~ and representatives, to warrant and forever defend the title to the said land to the said Edwin P. Turner and wife, Verna H. Turner their heirs and assigns against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF A. & C. HOMES, INC., a Corporation aforesaid has caused this instrument to be executed by its duly authorized officer on this 22nd day of May, 1953.

A. & C. HOMES, INC.

By: Albert G. Mcrris, 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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