2149

WARRANTY DEED Form 1001 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 Charles F. Wilson and wife, Ellna Wilson, 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/~~does~~ transfer and convey unto the said Charles F. Wilson and wife, Ellna Wilson

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. 29 on the Plan of Cloverdale, as of record in Book 2133, page 9, Register's Office for said County, described as follows:

Beginning at a point on the northerly margin of Pittswood Drive, the common corner of Lots 29 and 30; thence with the margin of said Drive, southeasterly 101 feet to the beginning of a curve; thence along said curve easterly and northeasterly 39.3 feet to a point in the westerly margin of Adair Road; thence with the margin of said Road, northerly 113 feet to the common corner of Lots 29 and 40; thence with the line between said lots, westerly 128 feet to the common corner of Lots 29 and 30; thence with the line between said lots, southerly 137.6 feet to the point of beginning.

Being part of the property conveyed to Southland Construction Company by deed from Evergreen Land Company, Inc., of record in Book 2107, page 519, said Register's Office.

This conveyance is made subject to 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 30-foot set-back line from Adair Road and 40 foot set-back line from Pittswood Drive and 10-foot easement along the westerly 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 Charles F. Wilson and wife, Ellna Wilson their heirs and assigns, forever.

And it does ~~do~~ covenant with the said Charles F. Wilson and wife, Ellna Wilson 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/~~es~~ further covenant and bind itself, its successors ~~and~~ and representatives, to warrant and forever defend the title to the said land to the said Charles F. Wilson and wife, Ellna Wilson their heirs and assigns against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF SOUTHLAND CONSTRUCTION COMPANY, a Corporation aforesaid has caused ~~Witness hand this day of~~ 19 this instrument to be executed by its duly authorized officer on this 15th day of June, 1953.

SOUTHLAND CONSTRUCTION COMPANY

By: Albert G. Morris

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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