2152

WARRANTY DEED Form 1001 Published by Tennessee Title Company

For and in consideration of the sum of $ 11,000.00

Eleven Thousand and No/100 DOLLARS

Cash in hand paid by A. J. Allen, Jr. and wife, Ruby Elizabeth Allen, the receipt of which is hereby acknowledged,

B. C. & E. BUILDERS, INC.,
a Tennessee Corporation with its principal office and place of business at Madison, Tennessee

has xxxx bargained and sold, and by these presents do es transfer and convey unto the said A. J. Allen, Jr. and wife, Ruby Elizabeth Allen

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. 5 on the Plan of Rainbow Terrace, Section II-B, as of record in Book 1835, page 85, Register's Office for said County, described as follows:

Beginning at a point on the northerly margin of Neely's Bend Road, at the common corner of Lots 5 and 6; thence with the line between said lots, northerly 400.9 feet to a point; thence easterly 105.3 feet to the westerly margin of Randy Road; thence with the margin of said Road, southerly 381.3 feet to the beginning of a curve; thence along said curve, southwesterly 41.1 feet to a point on the northerly margin of Neely's Bend Road; thence with the margin of said Road, westerly 86.2 feet to the beginning.

Being part of the property conveyed to B. C. & E. Builders, Inc., by two deeds from J. R. Coarsey, Trustee, of record in Book 2150, page 259, and in Book 2092, page 575, said Register's Office.

This conveyance is made subject to Restrictions in Book 2018, page 397, and in Book 2092, page 568, and the plan of record in Book 1835, page 85, Register's Office for Davidson County, Tennessee, which shows a 40-foot set-back line from Neely's Bend Road and 20-foot set-back line from Randy Road, and a 10-foot easement for public utilities along the northerly or rear line 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 A. J. Allen, Jr. and wife, Ruby Elizabeth Allen their heirs and assigns, forever.

And it does xx covenant with the said A. J. Allen, Jr. and wife, Ruby Elizabeth Allen 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 B. C. & E. Builders, 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 A. J. Allen, Jr. and wife, Ruby Elizabeth Allen, their heirs and assigns against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF B. C. & E. BUILDERS, INC., a Corporation aforesaid has caused this instrument to be executed by its duly authorized officers on this 6th day of July 1953.

ATTEST:
William M. Blanton (signature)
William M. Blanton, Secty-Treasurer

B. C. & E. BUILDERS, INC.
By: J R Coarsey (signature)
J. R. Coarsey, 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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