2155

WARRANTY DEED Form 10-1 Published by Tennessee Title Company

For and in consideration of the sum of $ 9,600.00 -

Nine Thousand Six Hundred and No/100 - DOLLARS
Cash in hand paid by Billy Criswell and wife, Mildred R. Criswell, the receipt of which is hereby acknowledged,

E. S. EVANS, INC.,
a Tennessee Corporation with its principal office and place of business at Nashville, Tennessee

has ~~have~~ bargained and sold, and by these presents do/es transfer and convey unto the said Billy Criswell and wife, Mildred R. Criswell

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. 1 on the Plan of Parma Heights, as of record in Book 2133, page 23, Register's Office for said County.

Said Lot 1 fronts 67 feet on the southerly side of Wheeler Avenue and runs back 114.3 feet on the east line and 194.2 feet on the west line, to a dead line, measuring 104.4 feet thereon.

Being part of the property conveyed to E. S. Evans, Inc., by deed from Hermitage Homes, Inc., of record in Book 2139, page232, said Register's Office.

This conveyance is made subject to Restrictions in Book 2104, page 614, and the plan of record in Book 2133, page 23, Register's Office for said County, which shows a 70 foot set-back line from Wheeler Avenue, and 10-foot easement along the southerly or rear line, and along the westerly side line, 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 Billy Criswell and wife, Mildred R. Criswell their heirs and assigns, forever.

And it does ~~its~~ covenant with the said Billy Criswell and wife, Mildred R. Criswell 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 E. S. Evans, Inc. do/~~es~~ further covenant and bind itself, its successors ~~xxxxxx~~ and representatives, to warrant and forever defend the title to the said land to the said Billy Criswell and wife, Mildred R. Criswell their heirs and assigns against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF E. S. EVANS, INC., a Corporation aforesaid has caused this instrument to be executed by its duly authorized officers on this 6th day of August, 1953.

ATTEST: E. S. EVANS, INC.

David U. Crockett
David U. Crockett, Secty-Treasurer

By: E. S. Evans
E. S. Evans, 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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