BOOK 2156

WARRANTY DEED Form 1001 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 Evan D. Lovan and wife, Florence Elizabeth Lovan, 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 Evan D. Lovan and wife, Florence Elizabeth Lovan

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. 2 on the Plan of Parma Heights, as of record in Book 2133, page 23, Register's Office for said County, and described as follows:

Beginning at a point on the southerly margin of Wheeler Avenue, the common corner of Lots 1 and 2; thence with the line between said lots, southerly 114.3 feet to a point, a corner of Lot 3; thence with the line between Lots 2 and 3, easterly 100 feet to the westerly margin of Hewlett Drive; thence with the margin of the same, northerly 89.3 feet to the beginning of a curve; thence with said curve, northwesterly 39.3 feet to a point in the south margin of Wheeler Avenue; thence with the margin of the same, westerly 75 feet to the beginning.

Being part of the property conveyed to E. S. Evans, Inc., by deed from Hermitage Homes, Inc., of record in Book 2139, page 232, 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 Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Evan D. Lovan and wife, Florence Elizabeth Lovan their heirs and assigns, forever.

And it does ~~do~~ covenant with the said Evan D. Lovan and wife, Florence Elizabeth Lovan 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 ~~xxxxxxx~~ and representatives, to warrant and forever defend the title to the said land to the said Evan D. Lovan and wife, Florence Elizabeth Lovan 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 ~~Witness ... hand ... this ... day of ... 19~~ to be executed by its duly authorized officers on this 13th day of August, 1953.

ATTEST: E. S. EVANS, INC.

David U. Crockett (signature)
David U. Crockett, Secty-Treasurer

By: E. S. Evans (signature)
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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