2195

WARRANTY DEED Form 1001 Published by Tennessee Title Company

For and in consideration of the sum of $ 10.00 - - - - - - - - - - - - - - - - - - - - - -

- - - - - - - - - - - - - - -TEN AND NO/100- - - - - - - - - - - - - - - -DOLLARS

cash in hand paid by H. E. McGregor, Jr., and wife, Helen W. McGregor, and other good and valuable considerations, the receipt of which is hereby acknowledged,

Crieve Hall Estates, Inc., a Tennessee corporation, has ~~have~~ bargained and sold, and by these presents does transfer and convey unto the said H. E. McGregor, Jr., and wife, Helen W. McGregor, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Lot No. 44 on the Map of Crieve Hall Estates, Section One Revised, as of record in Book 1835, pages 122, 123 and 124, Register's Office for said County, and described as follows:

Beginning at a point in the west margin of Stillwood Drive at the corner of Lots 43 and 44; thence with the line between said lots westerly 185 feet to the corner of Lot 45; thence with the line between Lots 44 and 45, northerly 160 feet to the south margin of Crieve Road; thence with the margin of the same easterly 162.1 feet to the beginning of a curve; thence around said curve southeasterly 39.66 feet to the west margin of Stillwood Drive; thence with the margin of the same southerly 152.9 feet to the beginning.

Being part of the property conveyed to Crieve Hall Estates, Inc., by deed from Marvin K. Barry and John T. Dugger, Sr., of record in Book 1853, page 70, said Register's Office.

This conveyance is made subject to restrictions of record in Book 2046, page 88, Register's Office for Davidson County, Tennessee, and the plan of record in Book 1835, pages 122, 123 and 124, which shows an Owner's Certificate, a 40-foot set-back line from Crieve Road and a 60-foot set-back line from Stillwood Drive, and a 10-foot easement along the westerly or rear 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 H. E. McGregor, Jr., and wife, Helen W. McGregor, their heirs and assigns, forever.

And Crieve Hall Estates, Inc., ~~do~~ covenants with the said H. E. McGregor, Jr., and wife, Helen W. McGregor, that it is lawfully seized and possessed of said land in fee simple; has ~~have~~ a good right to convey it, and the same is unencumbered, except taxes for 1953, which are assumed by the grantees herein.

And Crieve Hall Estates, Inc., ~~do~~ further covenants and binds itself, its successors ~~heirs~~ and representatives, to warrant and forever defend the title to the said land to the said H. E. McGregor, Jr., and wife, Helen W. McGregor, their heirs and assigns against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, Crieve Hall Estates, Inc., has caused this instrument to be executed ~~Witness hand this day of~~ , 19__. by its duly authorized officers on this 11th day of March, 1953.

ATTEST: CRIEVE HALL ESTATES, INC.

By: H. Paul Griffin, Secretary By: Marvin K Barry, 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

457