2200

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 Morton R. Tyree and wife, Eva O. Tyree, and other good and valuable considerations, the receipt of which is hereby acknowledged,

Crieve Hall Estates, Inc., a Tennessee corporation, has bargained and sold, and by these presents does transfer and convey unto the said Morton R. Tyree and wife, Eva O. Tyree, 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. 196 on the Map of Section Two, Crieve Hall Estates, as of record in Book 2133, page 45, Register's Office for said County.

Said Lot No. 196 fronts 100 feet on the northerly side of Crieve Road and runs back between lines, 289.8 feet on the westerly line and 212.82 feet on the easterly line, to a dead line in the rear on which it measures 150 feet.

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 2146, page 138, Register's Office for Davidson County, Tennessee, as amended by an instrument of record in Book 2153, page 523, and the plan of record in Book 2133, page 45, which shows an Owner's Certificate, a 65-foot set-back line from Crieve Road, a 10-foot easement along the entire north rear line of the lot and an easement 2½x20 feet fronting on Crieve Road at both the southwest corner of the lot and at the southeast corner of the lot for 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 Morton R. Tyree and wife, Eva O. Tyree, their heirs and assigns, forever.

And Crieve Hall Estates, Inc., does covenant with the said Morton R. Tyree and wife, Eva O. Tyree, that it is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered.

And Crieve Hall Estates, Inc., does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said Morton R. Tyree and wife, Eva O. Tyree, 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 by its duly authorized officers on this the 21st day of August, 1953.

ATTEST: CRIEVE HALL ESTATES, INC.

By: H. Paul Griffin, Secretary By: Calvin Cockrill, Vice 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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