K 2244

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

**WARRANTY DEED**

**For and in consideration of the sum of** Nine Thousand Eight Hundred and No/100 - - - - - -
- - - - - - - - - - - - - - - - ($9,800.00) - - - - - - - - - - - - - - - - **DOLLARS**
Cash in hand paid by Leonard R. Holland and wife, Mary Ruth Holland, the receipt of which is hereby acknowledged,

SOUTHERN DEVELOPMENT COMPANY
a Tennessee Corporation with its principal office and place of business at Nashville, Tennessee

has ~~have~~ **bargained and sold, and by these presents do/~~does~~ transfer and convey unto the said** Leonard R. Holland and wife, Mary Ruth Holland

their **heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:**

Being Lot 198 on the Map of Clover Hill Subdivision, Section IV, of record in Book 2133, page 62, Register's Office for said County.
Said Lot 198 fronts 215 feet on the easterly side of Cottonwood Drive and extends back between lines 257.2 feet on the northerly line and 245.1 feet on the southerly line to a dead line in the rear measuring 131 feet thereon.
Being part of the property conveyed to Southern Development Company by deed from J. R. Coarsey, et al, of record in Book 2197, page 297, said Register's Office.

This conveyance is made subject to restrictions of record in Book 1583, page 123, in Book 2145, page 262, in Book 2153, page 243, and the plan of record in Book 2133, page 62, all in 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** Leonard R. Holland and wife, Mary Ruth Holland their **heirs and assigns, forever.**

**And** it does ~~they~~ **covenant with the said** Leonard R. Holland and wife, Mary Ruth Holland **that** it is ~~they are~~ **lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.,** except 1954 taxes which have been prorated and are hereby assumed by the purchasers.

**And** Southern Development Company **do/~~does~~ further covenant and bind** itself, its successors ~~heirs~~ **and representatives, to warrant and forever defend the title to the said land to the said** Leonard R. Holland and wife, Mary Ruth Holland their **heirs and assigns against the lawful claims of all persons, whomsoever.**

IN WITNESS WHEREOF SOUTHERN DEVELOPMENT COMPANY, a Corporation aforesaid has caused ~~Witness my hand~~ this ~~day of~~ ~~19~~ this instrument to be executed by its duly authorized officers on this 4th day of January, 1954.

SOUTHERN DEVELOPMENT COMPANY

ATTEST:

Garvin R. Harper
Garvin R. Harper, Secretary-Treasurer

By Lowell Walker
Lowell Walker, President

**STATE OF TENNESSEE**
**Davidson County**

Personally ~~appeared before me~~ , a Notary Public in and for said County and ~~State aforesaid~~, 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 seal~~ this ~~day of~~ , 19

DOCUMENTARY 10 CENTS 10 UNITED STATES INTERNAL REVENUE

DOCUMENTARY 1 ONE DOLLAR 1 UNITED STATES INTERNAL REVENUE

Commission expires

Notary Public

G 155