K 2244

WARRANTY DEED Form 1001 Published by Tennessee Title Company

For and in consideration of the sum of $ ($2,575.00)
TWO THOUSAND FIVE HUNDRED SEVENTY-FIVE AND NO/100- - - - - - DOLLARS

Cash in hand paid by Horace G. Nethery, Jr. and wife, Donzetta Nethery, the receipt of which is hereby acknowledged,

I, Thomas C. Summers, Trustee, with full power to transfer and convey, without the joinder of any beneficiary,

have bargained and sold, and by these presents do transfer and convey unto the said Horace G. Nethery, Jr. and wife, Donzetta Nethery their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit: Land in the Eighth Civil District of Davidson County, Tennessee, being lot No. 18 on the plan of Norton Heights, Section IV, as of record in Book 1835, Page 129, R.O.D.C., Tennessee.

Said lot No. 18 is described as follows: Beginning at a point on the northerly margin of Russleo Drive at the common corner of lots Nos. 18 and 19; thence in a northerly direction along the line between two said lots 155 feet to a point; thence in a westerly direction 160 feet to a point on the easterly margin of Lansing Drive; thence in a southerly direction along the easterly margin of Lansing Drive 130 feet to a point; thence continuing around a curve in a southerly and easterly direction 39.3 feet to a point on the northerly margin of Russleo Drive; thence in an easterly direction along the northerly margin of Russleo Drive 135 feet to the point of beginning.

Being part of the property conveyed to W. L. Hailey by deed from Leslie Marshall, Clerk and Master of Marshall County, Tennessee, of record in Book 1805, Page 17, Register's Office for Davidson County, Tennessee, and vested in Thomas C. Summers, Trustee by instrument of record in Book 2240, Page 593, Register's Office for Davidson County, Tennessee.

Taxes to be assumed by Purchaser beginning date of purchase.
This conveyance is subject to Restrictive Covenants of record in Book 2087, Page 566 as amended by instrument of record in Book 2093, page 49, and easements of record in book 1835, page 129, all R.O.D.C., 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 Horace G. Nethery, Jr. and wife, Donzetta Nethery their heirs and assigns, forever.

And I do covenant with the said Horace G. Nethery, Jr. and wife, Donzetta Nethery that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And I, Thomas C. Summers, Trustee do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Horace G. Nethery, Jr. and wife, Donzetta Nethery, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 6th day of January, 1954.

Thomas C. Summers Trustee
Thomas C. Summers, Trustee

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Irby G. Bryant, a Notary Public in and for said County and State, the within named Thomas C. Summers, Trustee

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 Nashville, Tennessee, this 6th day of January, 1954.

Commission expires April 10, 1956

Irby G. Bryant
Notary Public

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