K 2245

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten & No/100 ($10.00) Dollars cash in hand paid by R. E. Myers and wife, Mary W. Myers, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and the assumption of the unpaid balance of a note to secure Reliance Life Insurance Company of Pittsburgh, said note being in the original amount of $13,700.00, dated March 8th, 1948, and being fully described in a deed of trust executed by Roy S. Landman and wife, Florence Appleby Landman to Edward W. Lee, Jr., Trustee, of record in Book 1587, page 269, Register's Office for Davidson County, Tennessee,

we, Roy S. Landman and wife, Florence A. Landman, have bargained and sold and by these presents do transfer and convey unto the said

R. E. Myers and wife, Mary W. Myers,

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. 22 on the Plan of Gateway Acres, Second Addition, as of record in Book 1424, page 83, Register's Office for said County.
Said Lot No. 22 fronts 210 feet on the northerly side of Gateway Lane and runs back 285.1 feet on the westerly line and 293.9 feet on the easterly line to a dead line, measuring 190 feet thereon, and containing 1.33 acres, more or less.
Being the same property conveyed to Roy S. Landman and wife, Florence A. Landman, by deed from R. C. Beasley, Jr., and wife, of record in Book 1562, page 217, said Register's Office.
The above described property is subject to the following:
Agreement as set out in deed from F. N. McNeill, Jr., Executor and Trustee, to R. C. Beasley, Jr., and wife, dated September 17, 1947 and filed September 17, 1947, and recorded in Book 1518, page 305, Register's Office for Davidson County, Tennessee.
Utility easement, 100 foot building setback line and conditions of owners certificate, as shown on plan in Book 1424, page 83, Register's Office for said County.
Restrictive covenants contained in an instrument executed by Laura Lea Robertson, dated and filed April 3, 1939, recorded in Book 1066, page 402, Register's Office for Davidson County, Tennessee.
Additional restrictions contained in deed from F. N. McNeill, Jr., Executor and Trustee, to R. C. Beasley, Jr., and wife, dated and filed September 17, 1947, and recorded in Book 1518, page 305, 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 R. E. Myers and wife, Mary W. Myers, their heirs and assigns, forever.

AND WE COVENANT with the said R. E. Myers and wife, Mary W. Myers, that we are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered, except the taxes for the year 1954, which are assumed by the grantees herein.

AND WE DO FURTHER COVENANT and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said R. E. Myers and wife, Mary W. Myers, their heirs and assigns, against the lawful claims of all persons whomsoever.

I, F. N. McNeill, Jr., Executor and Trustee under the will of Laura Lea Robertson, deceased, join in this conveyance for the purpose of giving my written consent for this conveyance, but in so doing I reserve the right to pass upon the purchaser, or to exercise my option in the event R. E. Myers and wife, Mary W. Myers, ever desire to sell the herein described property.
Witness our hands this 12th day of January 1954.

Roy S. Landman

Florence A. Landman

F. N. McNeill, Executor & Trustee

(Notary Acknowledgments on Other Side)

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