K 2249

WARRANTY DEED Form 1601 Published by Tennessee Title Company

For and in consideration of the sum of $ Ten ($10.00) DOLLARS

and other good and valuable considerations, the receipt of which is hereby acknowledged,

we have bargained and sold, and by these presents do transfer and convey unto the said W. O. ENGLISH and wife, FRANCES ENGLISH,

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

A lot to the north of and adjoining Lot No. 15 of Clarke Place, Sec. II, as of record in Book 2083, Page 64, R.O.D.C. Beginning at a concrete monument at the N.W. corner of said Lot No. 15; thence 80 feet along the Dickerson Pike to an iron pin; thence in a northwesterly direction 231.5 feet to an iron pin; thence in a southerly direction 120 feet to a concrete monument, being the northeasterly corner of said Lot No. 15 Clarke Place Sec. II; thence in a westerly direction with the line of said Lot No. 15, 260 feet to the point of beginning. Said property being a part of the J.W. Roscoe Estate.

This property is restricted to the construction of brick or stone houses. The owner is permitted to operate a beauty shop in the garage but no business of any other nature shall be operated upon the property. [redacted]

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said W. O. ENGLISH and wife, FRANCES ENGLISH, their heirs and assigns, forever.

And we do covenant with the said W. O. ENGLISH and wife, FRANCES ENGLISH, 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.

And we, ELAINE ROSCOE, H.R. DRAKE and E. H. DRAKE do further covenant and bind our heirs and representatives, to warrant and forever defend the title to the said land to the said W. O. ENGLISH and wife, FRANCES ENGLISH, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 27 day of February, 19 54.

Elaine Roscoe
H R Drake
E H Drake

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Carl H. Capps, a Notary Public in and for said County and State, the within named Elaine Roscoe, H.R. Drake and E.H.Drake

the bargainor s, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at , Tennessee, this 27 day of February, 19 54.

Commission expires aug 12 - 1957.

Carl H. Capps
Notary Public

CARL H. CAPPS NOTARY PUBLIC DAVIDSON COUNTY

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