K 2249

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of - - - TEN AND NO/100 - - - - - - - - - - -
- - - - - - - - - - - ($10.00) - DOLLARS

Cash in hand and other valuable considerations, receipt of which are hereby acknowledged, We,

Edith R. Lipscomb and husband, Horace G. Lipscomb

_____ have bargained and sold, and by these presents do transfer and convey unto the said C. Emmett Golden and wife, Sarah Taylor Golden,

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

Being the easterly 20 feet of Lot No. 11, all of Lot No. 12 and the westerly 15 feet of Lot No. 13 on the Map of a Subdivision of the Draughon Tract, of record in Book 974, page 39, Register's Office for said County.

Said Lot and parts of said lots front together 65 feet on the southerly side of Draughon Avenue and run back 171.4 feet, more or less, on the westerly line and 173 feet, more or less, on the easterly line to a dead line, measuring 65 feet thereon.

Being the same property conveyed to Edith R. Lipscomb by deed from Joseph G. Geer and wife, Ruby L. Geer, of record in Book 1372, page 475, said Register's Office.

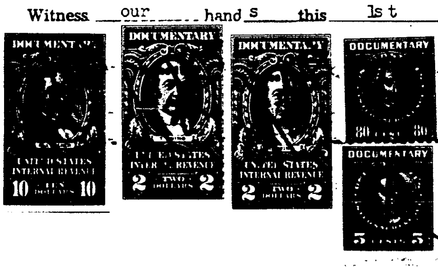
Subject to restrictive covenants of record in Book 1045, page 214, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said C. Emmett Golden and wife, Sarah Taylor Golden,
their heirs and assigns, forever.

And we do covenant with the said C Emmett Golden and wife, Sarah Taylor Golden 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 taxes for 1954 which are pro rated and assumed by the purchaser.

And we, Edith R. Lipscomb a d husband, Horace G. Lipscomb do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said C Emmett Golden and wife, Sarah Taylor Golden, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 1s t day of March, 1954



Horace G. Lipscomb
Edith R. Lipscomb

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