K 2273

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

WARRANTY DEED

For and in consideration of the sum of NINETY THREE HUNDRED FORTY AND NO/100 - - - - - - - - - - - - - - - - ($9340.00) - **DOLLARS**

Cash in hand paid by Roy H. Anderson and wife, Rosalyn Foster Anderson, the receipt of which is hereby acknowledged,

DONELSON HOME BUILDERS, INC.
a Tennessee Corporation with its principal office and place of business at Nashville, Tennessee

has ~~have~~ **bargained and sold, and by these presents do/~~es~~ transfer and convey unto the said** ROY H. ANDERSON AND WIFE, ROSALYN FOSTER ANDERSON

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

Being Lot No. 179 on the Plan of Clover Hill Subdivision, Section IV, of record in Book 2133, page 62, Register's Office for said County.
Said lot fronts 65 feet on the easterly side of Cottonwood Drive and runs back between lines 340.4 feet on the north line and 399.8 feet on the south line to a broken line in the rear on which it measures 191.6 feet thereon.
Being the same property conveyed to Donelson Home Builders, Inc. by deed from J. R. Coarsey et al, of record in book 2246, page 539, said Register's Office.

This conveyance is made subject to restrictions of record in book 1583, page 423; in book 2145, page 262 and 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 ROY H. ANDERSON AND WIFE, ROSALYN FOSTER ANDERSON **their heirs and assigns, forever.**

And it **do/~~es~~ covenant with the said** ROY H. ANDERSON AND WIFE, ROSALYN FOSTER ANDERSON **that** it is **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 DONELSON HOME BUILDERS, INC. **do/~~es~~ further covenant and bind** itself, its ~~heirs~~ successors **and representatives, to warrant and forever defend the title to the said land to the said** ROY H. ANDERSON AND WIFE, ROSALYN FOSTER ANDERSON, **their heirs and assigns against the lawful claims of all persons, whomsoever.**

IN WITNESS WHEREOF, DONELSON HOME BUILDERS, INC., a Corporation aforesaid has caused ~~Witness my hand~~ this ~~day of~~, 19~~xx~~ this instrument to be executed by its duly authorized officers on this 1st day of April, 1954.

~~Attest:~~

DONELSON HOME BUILDERS, INC.

Christine L. Bowman
Christine L. Bowman, Secretary

BY: Lowell Walker
Lowell Falker, President

STATE OF TENNESSEE
Davidson County

Personally appeared before me, _____, **a Notary Public in and for said County and State, the within named** _____

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 office, this _____ **day of** _____, **19**__

Commission expires _____

_____
Notary Public

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