K 2276

WARRANTY DEED Form 1001 **Published by Tennessee Title Company**

For and in consideration of the sum of $ 9,450.00 -

Nine Thousand Four Hundred Fifty and No/100 - - - - - - - - - - - - - - - -DOLLARS

Cash in hand paid by Connie L. Fielder and wife, Juanita B. Fielder, the receipt of which is hereby acknowledged,

E. S. EVANS, INC.,
a Tennessee Corporation with its principal office and place of business at Nashville, Tennessee

has ~~xhxxxxbargained~~ and sold, and by these presents do/es transfer and convey unto the said Connie L. Fielder and wife, Juanita B. Fielder

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. 7 on the Map of Section One, Southlake, as of record in Book 2083, page 58, Register's Office for said County.
Said Lot 7 fronts 58 feet on the west side of Southlake Drive and runs back between lines, 201.7 feet on the north line and 185.1 feet on the south line to a dead line in the rear on which it measures 96.5 feet.
Being part of the property conveyed to E. S. Evans, Inc., by deed from Mid-South Developers, Inc., of record in Book 2202, page 465, said Register's Office.

This conveyance is made subject to Restrictions of record in Book 2196, page 350, and the plan of record in Book 2083, page 58, Register's Office for said County, which shows a 40-foot set-back line from Southlake Drive and a 10-foot easement along the west rear line of the lot and along the north side line of the lot for public utilities.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Connie L. Fielder and wife, Juanita B. Fielder their heirs and assigns, forever.

And it does ~~xdo~~ covenant with the said Connie L. Fielder and wife, Juanita B. Fielder 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 E. S. Evans, Inc. do/es further covenant and bind itself, its successors ~~xxxx~~ and representatives, to warrant and forever defend the title to the said land to the said Connie L. Fielder and wife, Juanita B. Fielder their heirs and assigns against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF E. S. EVANS, INC., a Corporation aforesaid has caused this instrument to be executed by its duly authorized officers on this 29th day of April 1954.

ATTEST: E. S. EVANS, INC.

David A. Crockett By E. S. Evans

David U. Crockett, Secty-Treasurer E. S. Evans, 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 _____, Tennessee, this _____ day of _____, 19____.

Commission expires _____

_____
Notary Public

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