BK 2278

WARRANTY DEED

For and in consideration of the sum of $9,650.00 *

NINE THOUSAND SIX HUNDRED FIFTY AND NO/100 - - - - - - - - - - - - - - - - **DOLLARS**
cash in hand paid by Eutres Craven and wife, Georgia L. Craven, receipt of which is hereby acknowledged,

We, John Richard Reynolds and wife, Helen L. Reynolds
have bargained and sold, and by these presents do transfer and convey unto the said
Eutres Craven and wife, Georgia L. Craven
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. 1 of Block "D" on the Map of the Subdivision of Sunnymeade, of record in Book 974, pages 56 and 57, Register's Office for Davidson County, Tennessee.

Said Lot No. 1 fronts 50 feet on the south side of Ardee Avenue and runs back between parallel lines along the east margin of Williams Terrace, 140 feet to a dead line.

Being the same property conveyed to Joseph F. Potts, Trustee, by deed from James M. Hewitt and wife, of record in Book 1510, page 67, Register's Office for Davidson County, Tennessee.

Reference is here made to restrictive covenants recorded in Book 1066, page 225, as amended in Book 1066, page 511, and re-recorded in Book 1108, page 689, RODC., Tenn. and restrictions in the deed from Union Planters National Bank & Trust Co., et al, to J. R. Coarsey, dated Sept. 25, 1944, of record in Book 1217, page 251, which expire twenty years from date, and are the same as Items a, b, c, d, f, g, and h, in the instrument of record in Book 1066, page 225, Item d being "No residence shall be constructed on any of said lots costing less than $2,500.00, building costing less must be approved by the seller or the seller's architect." said restrictive covenants being a part of this conveyance as fully as if copied herein.

Reference is also made to a 4-foot easement along the rear of the lot for public utilities as of record in Book 974, pages 56 and 57, RODC., 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 Eutres Craven and wife, Georgia L. Craven
their heirs and assigns, forever.

And we do covenant with the said Eutres Craven and wife, Georgia L. Craven
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 taxes for 1954, which have been prorated and assumed by the purchasers.

And We, John Richard Reynolds and wife, Helen L. Reynolds
do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Eutres Craven and wife, Georgia L. Craven
their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 4th day of May, 1954

John Richard Reynolds

Helen L. Reynolds

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

OVER

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