K 2279

WARRANTY DEED

For and in consideration of the sum of Twelve Thousand and No/100 - ($12,000.00) - DOLLARS Cash in hand paid by Otis H. Robinson and wife, Katherine S. Robinson, 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 bargained and sold, and by these presents do transfer and convey unto the said Otis H. Robinson and wife, Katherine S. Robinson 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. 180 on the Map of Cloverhill Subdivision, Sec. IV, as of record in Book 2133, page 62, Register's Office for Davidson County, Tennessee.
Said Lot No. 180 fronts 75 feet on the easterly side of Cottonwood Drive and extends back between lines 300.1 feet on the southerly line and 399.8 feet on the northerly line to a dead line in the rear measuring 197 feet thereon.
Being a part of the property conveyed to Donelson Home Builders, Inc. by warranty deed from J. R. Coarsey and H. H. Richardson, as of record in Book 2244, page 568, said Register's Office.

This conveyance is made subject to covenants and restrictions of record in Book 1583, page 423, in Book 2145, page 262, and the plan of record in Book 2133, page 62, Register's Office for said County, which shows a 30 foot set-back line from Cottonwood Drive, a 10 foot easement for public utilities at the rear of the lot and an easement for phone leads 2.5' x 20' at the northwesterly corner of the lot.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Otis H. Robinson and wife, Katherine S. Robinson their heirs and assigns, forever.

And it does covenant with the said Otis H. Robinson and wife, Katherine S. Robinson 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. does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said Otis H. Robinson and wife, Katherine S. Robinson their heirs and assigns against the lawful claims of all persons, whomsoever.
IN WITNESS WHEREOF DONELSON HOME BUILDERS, INC., a Corporation aforesaid has caused this instrument to be executed by its duly authorized officers on this 4th day of May 1954.

ATTEST: DONELSON HOME BUILDERS, INC.

Christine L. Bowman
Christine L. Bowman, Secretary

By: Lowell Walker
Lowell Walker, 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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