K 2281

Hsa 6-3-54

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00) Dollars, and other good and valuable considerations, cash in hand paid by James N. Holt and wife, Grace Willis Holt, (hereinafter called Grantees), the receipt of which is hereby acknowledged, we, Lawrence H. Horn and wife, Doris DeVane Horn (hereinafter called Grantors) have bargained and sold and by these presents do transfer and convey unto the said James N. Holt and wife, Grace Willis Holt, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Being lot No. 49 on the map of Glendale Park, Section 1, as of record in book 1130, page 45, Register's Office for said County.
>
> Said lot No. 49 fronts 116 feet on the easterly side of Scenic Drive and runs back 144 feet on the northerly line and 163.3 feet on the southerly line to a dead line, measuring 144.4 feet thereon.
>
> Being the same property conveyed to Lawrence H. Horn and wife, Doris DeVane Horn, by deed from Wallace Darden, Trustee, of record in book 1702, page 027, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said James N. Holt and wife, Grace Willis Holt, their heirs and assigns, in fee simple, forever.

And we do covenant with the said James N. Holt and wife, Grace Willis Holt, 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: All taxes for 1954 which have been pro-rated as of date of deed and the entire amount assumed by the Grantees; easement for public utilities as shown on plan in book 1130, page 45, Register's Office for Davidson County, Tennessee; restrictive covenants contained in an instrument executed by Wallace Darden, Trustee, dated January 29, 1942, filed January 30, 1942, and recorded in book 1129, page 558, as modified by an instrument dated October 5, 1944, filed October 9, 1944, and recorded in book 1280, page 611, Register's Office for Davidson County, Tennessee. Reference is made to all of the above and this conveyance is made subject thereto.

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