K 2281

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of Ten Thousand One Hundred Fifty and No/100 ------- ----------($10,150.00) ----------DOLLARS

Cash in hand paid by Roy Tanksley and wife, Lorene T. Tanksley, the receipt of which is hereby acknowledged, we,

W. F. RADER and wife, GLADYS RADER

_____ have bargained and sold, and by these presents do transfer and convey unto the said Roy Tanksley and wife, Lorene T. Tanksley

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

Land in Davidson County, Tennessee, being Lot No. 2 on the Map of Southlake Subdivision, Section I, as of record in Book 2083, page 58, Register's Office for Davidson County, Tennessee.

Said Lot No. 2 fronts 68 feet on the westerly margin of Southlake Drive and extends back between lines 181.1 feet on the northerly line and 180.9 feet on the southerly line to a dead line in the rear measuring 68 feet thereon.

Being a part of the property conveyed to W. F. Rader and wife, Gladys Rader by warranty deed from Mid-South Developers, Inc., as of record in Book 2203, page 395, said Register's Office.

This conveyance is made subject to covenants and 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 setback line from Southlake Drive and a 10 foot easement for public utilities at the rear of the lot and an anchor easement 2.5' x 20' at the southeasterly 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 Roy Tanksley and wife, Lorene T. Tanksley

their _____ heirs and assigns, forever.

And we do covenant with the said Roy Tanksley and wife, Lorene T. Tanksley

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 1954 taxes which have been prorated, and are hereby assumed by the purchasers.

And we, W. F. Rader and wife, Gladys Rader

do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Roy Tanksley and wife, Lorene T. Tanksley

their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 11th day of June, 1954

W F Rader

Gladys Rader

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