K 2282

WARRANTY DEED Form 1001 Published by Tennessee Title Company

For and in consideration of the sum of $ 9,850.00 ----------
Nine Thousand Eight Hundred Fifty and No/100 ---------- DOLLARS
Cash in hand paid by Foster Ables and wife, Floy M. Ables, 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 bargained and sold, and by these presents do transfer and convey unto the said
Foster Ables and wife, Floy M. Ables

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. 89 on the Map of Section One, Southlake, as of record in Book 2083, page 58, Register's Office for said County, Tennessee, and described as follows:

Beginning at a point in the westerly margin of Holbrook Drive at the corner of Lots 88 and 89; thence with the line between said lots southwesterly 110 feet to a corner of Lot 90; thence with the line between Lots 89 and 90, northwesterly 120.9 feet to the margin of Southlake Drive; thence with the margin of the same northeasterly 78.69 feet to the beginning of a curve; thence around said curve, easterly 35.6 feet to the westerly margin of Holbrook Drive; thence with the margin of the same southeasterly 116 feet to the point of beginning.

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 35 foot set-back line from Holbrook Drive and also from Southlake Drive, and a 10-foot easement along the south 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 Foster Ables and wife, Floy M. Ables their heirs and assigns, forever.

And it does covenant with the said Foster Ables and wife, Floy M. Ables 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. does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said Foster Ables and wife, Floy M. Ables 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 10th day of June, 1954.

ATTEST: E. S. EVANS, INC.

David U. Crockett, Secretary-Treasurer By: 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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