K 2283

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of Ten Thousand Three Hundred and No/100 ---------- ----------($10,300.00) ---------- **DOLLARS**

Cash in hand paid by John T. Shelton and wife, Dorothy N. Shelton, the receipt of which is hereby acknowledged, we,

N. H. Barker and wife, Dorothy H. Barker

_____ **have bargained and sold, and by these presents do transfer and convey unto the said** John T. Shelton and wife, Dorothy N. Shelton

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. 21 on the Map of Nolensville Heights Subdivision, as of record in Book 2083, page 80, Register's Office for Davidson County, Tennessee.

Said Lot No. 21 fronts 60 feet on the westerly margin of St. Edwards Drive and extends back between lines 260.8 feet on the northerly line and 274.5 feet on the southerly line to a dead line in the rear measuring 62 feet thereon.

Being a part of the property conveyed to N. H. Barker by the following deeds: From Harry E. Bolton and wife, Geneva Bolton and William C. Bolton and wife, Sea Willow Bolton, as of record in Book 2158, page 338; from James William Taylor and wife, Margaret L. Taylor, as of record in Book 2158, page 431; from Lewis M. Harrison and wife, Sara B. Harrison, as of record in Book 2158, page 445; from R. E. Rader and wife, Maybell P. Rader, as of record in Book 2158, page 435; and from Hettie Hunt Johnson, as of record in Book 2199, page 40, said Register's Office.

This conveyance is made subject to covenants and restrictions of record in Book 2277, page 349, and the plan of record in Book 2083, page 80, Register's Office for said County, which shows a 50 foot set-back line from St. Edwards Drive and a 10 foot easement for public utilities at the rear 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 John T. Shelton and wife, Dorothy N. Shelton their **heirs and assigns, forever.**

And we **do covenant with the said** John T. Shelton and wife, Dorothy N. Shelton **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 we, N. H. Barker and wife, Dorothy H. Barker **do further covenant and bind** ourselves, our **heirs and representatives, to warrant and forever defend the title to the said land to the said** John T. Shelton and wife, Dorothy N. Shelton their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hands this** 23rd **day of** June, 19 54

N. H. Barker

Dorothy H. Barker

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