K 2284

WARRANTY DEED

Form [illegible] Published by Tennessee Title Company

For and in consideration of the sum of $ $10.00
TEN AND NO/100 - - - - - - DOLLARS

CASH in hand paid by the grantees herein and other good and valuable considerations, the receipt of which is hereby acknowledged,

We, John Hargreaves and Miss D. Margaret Hargreaves,

have bargained and sold, and by these presents do transfer and convey unto the said LEONARD D. BRANNOM AND WIFE, DOROTHY M. BRANNOM their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Lots 14, 15 and 16 on the Map of Nawakwa Hills Annex, of record in Book 843, page 64, Register's Office for said County.

Said lots adjoin and front together 609.3 feet on the southerly margin of Nawakwa Trail and run back between lines as measured from a point 17 feet north of the southerly margin of said Trail, 1077.75 feet on the westerly line of Lot No. 14 and 1081.4 feet on the easterly line of Lot No. 16 to a dead line on which they measure 609.3 feet.

Being the same property conveyed to John Hargreaves and Miss D. Margaret Hargreaves, by deed from B. F. Lyell and wife, of record in Book 1339, page 153, Register's Office for Davidson County, Tennessee.

The above described property is conveyed subject to restrictive covenants of record in Book 1198, page 52, which affect Lot No. 14; and in Book 965, page 93, and in Book 1036, page 95, which affect Lots Nos. 15 and 16, all which are the same.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Leonard D. Brannom and wife, Dorothy M. Brannom, their heirs and assigns, forever.

And we do covenant with the said Leonard D. Brannom and wife, Dorothy M. Brannom, 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 the grantees herein assume and agree to pay.

And we, John Hargreaves and Miss D. Hargreaves, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Leonard D. Brannom and wife, Dorothy M. Brannom, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 23 day of June, 1954.

John Hargreaves
John Hargreaves

Miss D. Margaret Hargreaves.
Miss D. Margaret Hargreaves

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Mola Vandergriff, a Notary Public in and for said County and State, the within named John Hargreaves and Miss D. Hargreaves

the bargainor s, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 1st day of July, 1954

My Commission Expires Jan. 25, 1958

Mola Vandergriff
Notary Public

Commission expires

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