K 2290

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

**WARRANTY DEED**

**For and in consideration of the sum of** Ten Thousand One Hundred and No/100 ----------
----------($10,100.00) ----------**DOLLARS**
Cash in hand paid by **Ray A. Huffaker and wife, Edith B. Huffaker, the receipt of which is hereby acknowledged,**

DONELSON HOME BUILDERS, INC.,
a Tennessee Corporation with its principal office and place of business at Nashville, Tennessee

has ~~have~~ **bargained and sold, and by these presents do** ~~transfer~~ **es transfer and convey unto the said**
Ray A. Huffaker and wife, Edith B. Huffaker
their ~~heirs~~ **heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:**

Being Lot No. 233 on the Map of Cloverhill Subdivision, Section V, as of record in Book 2133, page 88, Register's Office for Davidson County, Tennessee. Said Lot No. 233 begins at a point in the easterly margin of Colfax Drive, the common front corner of Lots 233 and 234, thence easterly 132.79 feet to a point, the common rear corner of Lots 232 and 233; thence southerly 136 feet to a point in the northerly margin of Teakwood Drive; thence westwardly 112.73 feet along Teakwood Drive to a point, the beginning of a curve; thence 31.42 feet along said curve having a radius of 20 feet to a point in the easterly margin of Colfax Drive; thence northerly 115 feet along said Drive to the point of beginning. Being a part of the same property conveyed to Donelson Home Builders, Inc., by deed from J. R. Coarsey and H. H. Richardson, of record in Book 2276, page 447, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictive covenants, easements and set-back lines as are applicable to the property above described.

**To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said** Ray A. Huffaker and wife, Edith B. Huffaker
their **heirs and assigns, forever.**

**And** it ~~does~~ **covenant with the said** Ray A. Huffaker and wife, Edith B. Huffaker
**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.**

**And** Donelson Home Builders, Inc.
es successors
**do further covenant and bind** itself, its ~~heirs~~ **and representatives, to warrant and forever defend the title to the said land to the said** Ray A. Huffaker and wife, Edith B. Huffaker
their **heirs and assigns against the lawful claims of all persons, whomsoever.**
IN WITNESS WHEREOF DONELSON HOME BUILDERS, INC., a Corporation aforesaid has caused ~~its seal to be affixed and~~ this instrument to be executed by its duly authorized officers on this 9th day of July, 1954.

Attest:
Christine L. Bowman
Christine L. Bowman, Secretary

DONELSON HOME BUILDERS, INC.
By: Lowell Walker
Lowell Walker, 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 office, this _____ day of _____, 19____

Commission expires _____

_____
Notary Public

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