K 2291

WARRANTY DEED

For and in consideration of the sum of Five ($5.00) - - - - - - - - - - - - - - - - -

and no/100 - DOLLARS

Cash in hand paid by Bruce M. Carney and wife, Elsie M. Carney, and other good and valuable consideration, the receipt of all of which is hereby acknowledged,

We, Edward E. Lea and wife, Louise Lea,

have bargained and sold, and by these presents do transfer and convey unto the said Bruce M. Carney and wife, Elsie M. Carney, - - - - - - - - - - - - - - -

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. 120 on the Map of Rolling Acres, as of record in Book 1130, page 34, Register's Office for said County.

Said Lot No. 120 fronts 75 feet on the easterly side of Sky View Drive and runs back 148.2 feet on the northerly line and 155 feet on the southerly line to a dead line, measuring 75.2 feet thereon.

Being the same property conveyed to Edward E. Lea and wife, Louise Lea, by deed from John L. Moore and wife, of record in Book 1495, page 413, said Register's Office.

This conveyance is made subject to the easements as set out in Book 1130, page 34, and Book 1140, page 182, Register's Office for Davidson County, Tennessee. And also to the restrictive covenant contained in deed recorded in Book 585, page 430, Register's Office for said County, and the restrictive covenants contained in deed recorded in Book 1140, page 182, Register's Office for said County, and restrictive covenants contained in an instrument recorded in Book 1181, page 401, Register's Office for said County.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Bruce M. Carney and wife, Elsie M. Carney, - their heirs and assigns, forever.

And we do covenant with the said Bruce M. Carney and wife, Elsie M. Carney, 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 as to the Taxes for the year 1954, which have been prorated and assumed by the Grantees.

And we, Edward E. Lea and wife, Louise Lea, do further covenant and bind ourselves and heirs and representatives, to warrant and forever defend the title to the said land to the said Bruce M. Carney and wife, Elsie M. Carney, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 22nd day of July, 19 54

Edward E. Lea

Louise Lea

STATE OF TENNESSEE
Davidson County

Personally appeared before me, John C. Yoder, Jr., a Notary Public in and for said County and State, the within named Edward E. Lea and wife, Louise Lea, 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 office, this 22nd day of July, 19 54

Commission Expires: Oct 27, 1956

John C. Yoder Jr.
Notary Public

JOSEPH B. PHIBBS CO., NASHVILLE

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