K 2291

WARRANTY DEED Form 1081 Published by Tennessee Title Company

For and in consideration of the sum of $ $10.00
TEN & NO/100 DOLLARS
cash in hand paid and other valuable considerations, the receipt of which is hereby acknowledged, Oak Hill Land Company, a Tennessee Corporation has

does
bargained and sold, and by these presents transfer and convey unto the said James E. Stevens Jr and wife, Elizabeth N. Stevens, 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. 41 on the Plan of Sneed Estates, as of record in Book 2133, pages 10 and 11, Register's Office for said County.

Said Lot 41 fronts 136 feet on the westerly side of Wallace Lane and runs back between lines, 201.1 feet on the north line and 302.2 feet on the south line, to a dead line, measuring 136 feet thereon.

Being part of the property conveyed to Oak Hill Land Company by deed from Carrie H. Sneed, of record in Book 2045, page 294, said Register's Office.

Subject to restrictions of record in Book 909, page 72, as amended in instrument of record in Book 2099, page 581; Book 2092, page 410 as amended by instrument of record in Book 2097, page 93; Book 1012, page 310; and plan of record in Book 2133, pages 10 and 11, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said James E. Stevens Jr and wife, Elizabeth N. Stevens, their heirs and assigns, forever.

Oak Hill Land Company, a Tennessee Corporation does
And I, do covenant with the said James E. Stevens Jr and wife, Elizabeth N. Stevens 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 assumed by purchasers.
And Oak Hill Land Company, a Tennessee Corporation, does
do further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said James E. Stevens Jr and wife, Elizabeth N. Stevens, their heirs and assigns against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, OAK HILL LAND COMPANY, a Tennessee Corporation, has caused this instrument to be executed by its duly authorized officers this the 21st day of July 1954.

OAK HILL LAND COMPANY

ATTEST Sam F. Coleman
Secretary

John W. Murphree
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

G 537