K 2293

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of Ten Thousand Four Hundred and No/100 ----------

----------$10,400.00----------DOLLARS

Cash in hand paid by Paul R. Richards and wife, Sara M. Richards, 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 Paul R. Richards and wife, Sara M. Richards

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. 2 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. 2 fronts 75 feet on the easterly margin of St. Edwards Drive and extends back between lines 212.3 feet on the northerly line and 194 feet on the southerly line to a dead line in the rear measuring 76 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 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, Register's Office for Davidson County, Tennessee.

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, a 10 foot easement for public utilities at the rear of the lot, and a utility anchorage easement of 2.5 feet by 20 feet at the south-westerly corner 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 Paul R. Richards and wife, Sara M. Richards their heirs and assigns, forever.

And we do covenant with the said Paul R. Richards and wife, Sara M. Richards 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 Paul R. Richards and wife, Sara M. Richards their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 3rd day of August, 1954

N. H. Barker

Dorothy H. Barker

G 69