K 2293

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

WARRANTY DEED

For and in consideration of the sum of Eight Thousand Five Hundred Fifty and No/100 ------- ----------($8,550.00) ----------**DOLLARS**

Cash in hand paid by John H. Ferguson and wife, Lois Myers Ferguson, 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/es transfer and convey unto the said** John H. Ferguson and wife, Lois Myers Ferguson

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. 246 on the Map of Cloverhill Subdivision, Section V, as of record in Book 2132, page 88, Register's Office for Davidson County, Tennessee.

Said Lot No. 246 fronts 92 feet on the southerly margin of Teakwood Drive and extends back between lines 142.5 feet on the westerly line and 143 feet on the easterly line to a dead line in the rear measuring 9[illegible] feet thereon.

Being a part of the property conveyed to Donelson Home Builders, Inc. by warranty deed from T. R. Coarsey and H. H. Richardson, as of record in Book 2281, page 128, said Register's Office.

This conveyance is also subject to all restrictive covenants, easements and building lines that are applicable to the property herein 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 John H. Ferguson and wife, Lois Myers Ferguson heirs and assigns, forever.

And they do/es **covenant with the said** John H. Ferguson and wife, Lois Myers Ferguson that they are 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. do **further covenant and bind** themselves ~~himself~~ and their ~~his~~ **heirs and representatives, to warrant and forever defend the title to the said land to the said** John H. Ferguson and wife, Lois Myers Ferguson their heirs and assigns **against the lawful** claims of all persons, whomsoever.

IN WITNESS WHEREOF DONELSON HOME BUILDERS, INC., a Corporation aforesaid has caused this instrument to be executed by its duly authorized officers on this the 1st day of May, 1964.

DONELSON HOME BUILDERS, INC.

ATTEST: Christine L. Bowman Christine L. Bowman

By: [illegible], 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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