K 2295

WARRANTY DEED Form 1001 Published by Tennessee Title Company

For and in consideration of the sum of $ 10.00
- - - - - - - - TEN AND NO/100 - DOLLARS

Cash in hand paid by John B. Carter and wife, Mary O. Carter, and other good and valuable considerations, receipt of which are hereby acknowledged,

SOUTHLAND CONSTRUCTION COMPANY has

bargained and sold, and by these presents do/transfer and convey unto the said John B. Carter and wife, Mary O. Carter,

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. 35 on the Plan of Walnut Grove, as of record in Book 2133, page 87, Register's Office for said County, described as follows:

BEGINNING at a point on the easterly margin of Barker Drive, the common corner of Lots 34 and 35; thence with the line between said lots, easterly 149.1 feet on the westerly line of Lot 38; thence with the line between Lots 35 and 38, northerly 63.5 feet to the corner of Lot 37, northwesterly 89.6 feet to the corner of Lot 36; thence with the line between Lots 35 and 36, westerly 93 feet to the east margin of Barker Barker Road; thence with the margin of said Road southerly 108 feet to the beginning.

Being part of the property conveyed to Southland Construction Company by deed from Herschel Greer, of record in Book 2273, page 291, said Register's Office.

Subject to restrictive covenants of record in Book 2271, page 541, 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 John B. Carter and wife, Mary O. Carter their heirs and assigns, forever.

And Southland Construction Company does / do covenant with the said John B. Carter and wife, Mary O. Carter 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 Southland Construction Company does further covenant and bind itself, its/ successors and assigns, to warrant and forever defend the title to the said land to the said John B. Carter and wife, Mary O. Carter their heirs and assigns against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, Southland Construction Company has caused this instrument to be executed by its duly authorized officer this 17th day of August, 1954.

SOUTHLAND CONSTRUCTION COMPANY

By: Albert Brown

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

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