K 2296

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

WARRANTY DEED

For and in consideration of the sum of $9200.00

Nine thousand two hundred and no/100 DOLLARS

of which $1990.61 has been paid in cash by Jared S. Reynolds and wife, Dorothy Shearin Reynolds the receipt of which payment is hereby acknowledged and for the remainder $7209.39 the grantees herein have assumed and agree to pay a balance of $6064.69 of a first mortgage and $1144.72 of a second mortgage both payable to Kimbrough-Phillips Co. and secured by deeds of trust to Miller Kimbrough, Trustee, of record in book 1817, page 23, and book 1817, page 19, in the Register's Office for Davidson County, Tennessee, we, Cantrell Elrod and wife, Lucille Elrod have bargained and sold, and by these presents do transfer and convey unto the said Jared S. Reynolds and wife, Dorothy Shearin Reynolds 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. 26 on the Map of Hargis Heights, as of record in Book 974, page 82, Register's Office for said County.

Said Lot No. 26 fronts 75 feet on the south side of Stimson Road and runs back between lines, 202.4 feet on the east line 202 feet on the west line to a dead line in the rear on which it measures 75 feet.

Being the same property conveyed to Cantrell Elrod and wife, Lucille Elrod, by deed from R. W. Cravens and wife, Inez Cravens, of record in Book 1786, page 205. Register's Office for Davidson County, Tennessee.

Subject to restrictive covenants of record in Book 1117, page 641, Book 1149, page 566, and book 1684, page 489 in the Register's Office for said County.

Plan of record in book 974, page 82 shows a 40 foot set-back line from Stimson Road and a ten foot easement along the rear of the lot for public utilities.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Jared S. Reynolds and wife, Dorothy Shearin Reynolds their heirs and assigns, forever.

And we do covenant with the said Jared S. Reynolds and wife, Dorothy Shearin Reynolds that we are lawfully seized and possessed of said land in fee simple; have a good right to convey it, that the same is unencumbered, except as herein recited and taxes for 1954 which the purchasers agree to pay when due.

And we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Jared S. Reynolds and wife, Dorothy Shearin Reynolds, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 23rd day of August, 19 54

Cantrell Elrod

Lucille Elrod

STATE OF ALABAMA
COUNTY OF BLOUNT

Personally appeared before me, Norton Lafon, a Notary Public in and for said County and State, the within named Cantrell Elrod and wife, Lucille Elrod

[illegible], 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 27 day of August, 19 54

My Commission Expires 6/8/57

Norton Lafon
Notary Public
(Norton Lafon)

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