K 2296

WARRANTY DEED Form 1002 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 Lewis Howard and wife, Betty Jean Howard, and other good and valuable considerations, receipt of which are hereby acknowledged, I, Anthony Hail, unmarried

**
This deed is executed by Anthony Hail, unmarried, by his lawful Attorney-in-fact, F. A. Berry, Jr., pursuant to the power and authority vested in him by an instrument of record in Book 2278, page 449, Register's Office for Davidson County, Tennessee.

have bargained and sold, and by these presents do transfer and convey unto the said Lewis Howard and wife, Betty Jean Howard 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. 19 on the Plan of Meadowview Acres, as of record in Book 2133, page 50, Register's Office for said County.

Said Lot No. 19 fronts 95 feet on the northerly side of Emery Drive and runs back between lines measuring 183.9 feet on the westerly line and 150.6 feet on the easterly line to a dead line measuring 98.8 feet thereon.

Being part of the property conveyed to Anthony Hail by deed from Highland Land Company of record in Book 2153, page 237 and by deed from Louis L. Finney, of record in Book 2280, page 69, said Register's Office.

Subject to restrictive covenants of record in Book 2144, page 517, Register's Office for said County. (See**)

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Lewis Howard and wife, Betty Jean Howard, their heirs and assigns, forever.

And I do covenant with the said Lewis Howard and wife, Betty Jean Howard that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered, except taxes for 1954 which are pro rated and assumed by the grantee

And I, Anthony Hail do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Lewis Howard and wife, Betty Jean Howard their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 26 day of August, 19 54.

Anthony Hail
Anthony Hail

By: F. A. Berry, Jr.
Attorney-in-fact

STATE OF TENNESSEE
DAVIDSON COUNTY

On the ____ day of August 1954, before me, Jessie B. Overton, a Notary Public, within and for the State and County aforesaid, personally appeared F. A. Berr , Jr., to be known the person who executed the foregoing instrument in behalf of Anthony Hail and acknowledged that he executed the same as the free act and deed of said Anthony Hail.

WITNESS my hand and official seal at Nashville, Tennessee, this the 26th day of August, 1954.

Jessie B. Overton
Notary Public

My commission expires:
January 29, 1955

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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