K 2296

WARRANTY DEED Form 1001 Published by Tennessee Title Company

For and in consideration of the sum of $ 11,650.00 ----------

Eleven Thousand Six Hundred Fifty and No/100 ----------DOLLARS

Cash in hand paid by James O. Adcox and wife, Eva M. Adcox, the receipt of which is hereby acknowledged,

SOUTHLAND CONSTRUCTION COMPANY
a Tennessee Corporation with its principal office and place of business at Nashville, Tennessee

has ~~have~~ bargained and sold, and by these presents do/transfer and convey unto the said James O. Adcox and wife, Eva M. Adcox

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

Said Lot No. 98 fronts 73.6 feet on the east side of Amherst Drive and runs back between lines, 155 feet on the north line and 159.4 feet on the south line to a dead line in the rear on which it measures 89 feet.

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.

This conveyance is made subject to Restrictions of record in Book 2271, page 541, and the plan of record in Book 2133, page 87, Register's Office for said County, which shows a 40 foot set-back line from Amherst Drive, a 20-foot easement along the east rear line of the lot for public utilities, and an easement 2½x20 feet fronting 2½ feet on Amherst Drive at the northwest corner of the lot for 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 James O. Adcox and wife, Eva M. Adcox their heirs and assigns, forever.

And ~~it does do~~ covenant with the said James O. Adcox and wife, Eva M. Adcox 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 do/es further covenant and bind itself, its successors ~~heirs~~ and representatives, to warrant and forever defend the title to the said land to the said James O. Adcox and wife, Eva M. Adcox their heirs and assigns against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF SOUTHLAND CONSTRUCTION COMPANY, a Corporation aforesaid has caused this ~~instrument~~ to be executed by its duly authorized officers on this 2nd day of September, 1954.

SOUTHLAND CONSTRUCTION COMPANY

By: Albert G. Morris, 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

G 491