K 2298

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of Ten Thousand Three Hundred and No/100 ----------
----------($10,300.00) ----------DOLLARS
Cash in hand paid by Woodrow Wilson Seiner, Sr. and wife, Margaret G. Seiner, the receipt of which is hereby acknowledged, we,

N. H. Barker and wife, Dorothy H. Barker

_____ have bargained and sold, and by these presents do transfer and convey unto the said Woodrow Wilson Seiner, Sr. and wife, Margaret G. Seiner 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. 11 on the Map of Nolensville Heights, as of record in Book 2083, page 80, Register's Office for Davidson County, Tennessee.

Said Lot No. 11 fronts 62 feet on the northeasterly side of St. Edwards Drive, along a slight curve, and extends back between lines 191 feet on the westerly line and 231.7 feet on the easterly line to a broken line in the rear measuring 143.03 feet thereon.

Being a part of the property conveyed to N. H. Barker by the following deeds: From Harry E. Bolton and wife, Geneva Bolton and William C. Bolton and wife, Sea Willow Bolton, as of record in Book 2158, page 338; from James William Taylor and wife, Margaret L. Taylor, as of record in Book 2158, page 431; from Lewis M. Harrison and wife, Sara B. Harrison, as of record in Book 2158, page 445; from R. E. Rader and wife, Maybell P. Rader, as of record in Book 2158, page 435; and from Hettie Hunt Johnson, as of record in Book 2199, page 40, said Register's Office.

This conveyance is made subject to covenants and restrictions of record in Book 2277, page 349, and the plan of record in Book 2083, page 80, Register's Office for said County, which shows a 50 foot set back line from St. Edwards Drive, a 10 foot easement for public utilities across the rear of the lot and an anchor easement 2.5' x 20' at the southwesterly corner of the lot.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Woodrow Wilson Seiner, Sr. and wife, Margaret G. Seiner their heirs and assigns, forever.

And we do covenant with the said Woodrow Wilson Seiner, Sr. and wife, Margaret G. Seiner that we are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And we, N. H. Barker and wife, Dorothy H. Barker do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Woodrow Wilson Seiner, Sr. and wife, Margaret G. Seiner, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 15th day of September, 1954

N. H. Barker

Dorothy H. Barker

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