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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 Terrel L. Twyford and wife, Marietta Heyback Twyford, and other good and valuable consideration, the receipt of whoih is hereby acknowledged,

We, Richland Development Company

have bargained and sold, and by these presents do transfer and convey unto the said Terrel L. Twyford and wife, Marietta Heyback Twyford their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in the 8th, formerly the 12th Civil District of Davidson County, Tennessee, being lot No. 99 on the Plan of Richland Meadows, Section 2 as of record in book 2083, page 72, Register's Office for said County. Said lot No. 99 fronts 60 feet on the easterly side of Bon Air Circle and extends back 170 feet on the northerly line and 160.5 feet on the southerly line to the center of Richland Creek, measuring 88.53 feet thereon.
Being part of the property conveyed to Richland Development Company by deed from W. L. Bainbridge, Jr. and wife, of record in book 2248, page 359, said Register's Office.

This conveyance is made subject to Easements, Setback Line, and restrictions of record in Book 2083, Page 72, in Book 2152, page 121, and in Book 2195, page 256, Said Register's Office.
Taxes for 1954 will be paid by Grantor.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Terrel L. Twyford and wife, Marietta Heyback Twyford Their heirs and assigns, forever.

And we do covenant with the said Terrel L. Twyford and wife, Marietta Heyback Twyford 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, Richland Development Company do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Terrel L. Twyford and wife, Marietta Heyback Twyford, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand this 28 day of September, 1954.

Attest
Evelyn Strasser
Evelyn Strasser

RICHLAND DEVELOPMENT COMPANY
W. L. Bainbridge, Jr.
By W. L. Bainbridge, Jr., 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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