BK 2300

WARRANTY DEED | Form 1401 | Published by Tennessee Title Company

For and in consideration of the sum of $1.00 ONE AND NO/100 DOLLARS cash in hand paid by William Thomas Smith and wife, Katie Mae C. Smith, and other good and valuable considerations, the receipt of which is hereby acknowledged,

Sterling Homes, Inc., a Tennessee corporation, has bargained and sold, and by these presents do transfer and convey unto the said William Thomas Smith and wife, Katie Mae C. Smith, 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. 401 on the Plan of Dugger Heights, Section IV, as of record in Book 2083, page 86, Register's Office for said County.

Said Lot No. 401 fronts 74 feet on the westerly side of Eastland Avenue and runs back 313.8 feet on the northerly line and 178.6 feet on the southerly line, to a dead line, measuring 179.8 feet thereon.

Being part of the property conveyed to Sterling Homes, Inc., by deed from Mereau P. Estes and wife, of record in Book 2282, page 557, said Register's Office.

This conveyance is made subject to restrictions of record in Book 2275, page 179, Register's Office for Davidson County, Tennessee, and the plan of record in Book 2083, page 86, which shows an Owner's Certificate, a 75-foot set-back line from Eastland Avenue, and 10-foot easement for utilities along the southerly or rear line, and an anchor easement 2.5x20 feet, fronting 2.5 feet on Eastland Avenue, at the southerly front 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 William Thomas Smith and wife, Katie Mae C. Smith, their heirs and assigns, forever.

And Sterling Homes, Inc., does covenant with the said William Thomas Smith and wife, Katie Mae C. Smith, that it is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered.

And Sterling Homes, Inc., does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said William Thomas Smith and wife, Katie Mae C. Smith, their heirs and assigns against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, Sterling Homes, Inc., has caused this instrument to be executed by its duly authorized officers on this the 1st day of October, 1954.

ATTEST: STERLING HOMES, INC.

By: John L. Dugger, Jr. Secretary — By: J. C. Dugger, 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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