K 2304

For and in consideration of the sum of $ 10.00,
- - - - - TEN AND NO/100 - - - - DOLLARS

Cash in hand paid by the grantees herein, and other good and valuable considerations, receipt of which is hereby acknowledged, - - - - -

We, J. B. Cawthorne and wife, Irene S. Cawthorne,

have bargained and sold, and by these presents do transfer and convey unto the said JAMES R. ROBERTS and wife, DOROTHY L. ROBERTS,

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. 55 on the Plan of Lincoya Hills, as of record in Book 1335, page 91, Register's Office for said County.

Said lot fronts 135 feet on the easterly side of Knobdale Road and runs back between parallel lines 300 feet to a dead line.

Being the same property conveyed to the grantors herein by deed from Noel T. Nokes, et al, of record in Book 2272, page 133, said Register's Office.

Said property is conveyed subject to restrictions of record in Book 2021, page 317, said Register's Office.

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 R. Roberts and wife, Dorothy L. Roberts, their heirs and assigns, forever.

And we do covenant with the said grantees herein 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, the grantors herein do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said grantees herein, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 2nd day of [illegible], 19[illegible].

J. B. Cawthorne
Irene S. Cawthorne

STATE OF TENNESSEE
Davidson County

Personally appeared before me, [illegible], a Notary Public in and for said County and State, the within named J. B. Cawthorne and wife, Irene S. Cawthorne, the bargainor s, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at [illegible], Tennessee, this 2nd day of [illegible], 19[illegible].

Commission expires [illegible]

Notary Public

TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE

Zone Office
TITLE INSURANCE CORPORATION
of Richmond, Virginia

7

WARRANTY DEED

FROM

J. B. Cawthorne and wife

TO

James R. Roberts and wife

RECORDING OFFICE
FILED FOR RECORD AT [illegible] O'CLOCK

G 196