K 2304

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 Charles F. Ervin, Jr. and wife, Rozelle Betty Ervin, the receipt of which is hereby acknowledged, E.S. EVANS, INC., a Tennessee Corporation with its principal office and place of business at Nashville, Tennessee

has ~~have~~ bargained and sold, and by these presents do~~/~~es transfer and convey unto the said Charles F. Ervin, Jr. and wife, Rozelle Betty Ervin

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. 58 on the Map of Walnut Grove Subdivision, as of record in book 2133, page 87, Register's Office for Davidson County, Tennessee.

Said Lot No. 58 fronts 78 feet on the northeasterly side of Theodore Road and runs back 150.5 feet on the northwesterly line and 152 feet on the southeasterly line, to a dead line in the rear and measures 78 feet thereon.

Being a part of the same property conveyed to E.S. Evans, Inc., by deed from Herschel Greer, of record in book 2290, page 511, said Register's Office.

This conveyance is made subject to restrictive covenants of record in book 2271, page 541 and the plan of record in book 2133, page 87, Register's Office for Davidson County, Tennessee, which shows a 60 foot building setback line from Theodore Road and a 10 foot easement along the rear of the premises for public 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 Charles F. Ervin, Jr. and wife, Rozelle Betty Ervin their heirs and assigns, forever.

And it does ~~xxx~~covenant with the said Charles F. Ervin, Jr. and wife, Rozelle Betty Ervin 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 E.S. EVANS, INC., does ~~do~~ further covenant and bind itself, its successors ~~heirs~~ and representatives, to warrant and forever defend the title to the said land to the said Charles F. Ervin, Jr. and wife, Rozelle Betty Ervin, their heirs and assigns against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, E.S. EVANS, INC., a Corporation aforesaid has caused this instrument ~~XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX~~ to be executed by its duly authorized officers on this 5th day of November, 1954.

ATTEST:

David U. Crockett (signature)
David U. Crockett, Sec. Treas.

E.S. EVANS, INC.
BY E.S. Evans (signature)
E.S. Evans, 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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