K 2304

WARRANTY DEED Form 1401 **Published by Tennessee Title Company**

For and in consideration of the sum of $ 18,500.00----------

Eighteen Thousand Five Hundred and No/100 ----------**DOLLARS**

Cash in hand paid by Robert J. Ingersoll and wife, Sally B. Ingersoll, the receipt of which is hereby acknowledged, we,

Charles G. Anderton and wife, Nell G. Anderton

_____ **have bargained and sold, and by these presents do transfer and convey unto the said** Robert J. Ingersoll and wife, Sally B. Ingersoll

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. 8 on the Plan of Harpeth Acres, Section IV, as of record in Book 2133, page 65, Register's Office for said County.

Said lot fronts 138.9 feet on the northerly side of Goodloe Drive and runs back 296.5 feet on the east line and 298.9 feet on the west line, to a dead line, measuring 155 feet thereon.

Being the same property conveyed to Charles G. Anderton and wife, Nell G. Anderton, by deed from Walker Homes Company, of record in Book 2198, page 492, said Register's Office.

This conveyance is made subject to restrictions of record in Book 2195, page 473, and the plan of record in Book 2133, page 65, Register's Office for said County, which shows a 90 foot set-back line from Goodloe Drive, a 10 foot easement along the rear of the lot, and an easement 2.5x20 feet at the southwest corner of the lot, fronting 2.5 feet on Goodloe Drive.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Robert J. Ingersoll and wife, Sally B. Ingersoll _____ their _____ **heirs and assigns, forever.**

And we _____ **do covenant with the said** Robert J. Ingersoll and wife, Sally B. Ingersoll _____ 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, Charles G. Anderton and wife, Nell G. Anderton **do further covenant and bind** ourselves, our **heirs and representatives, to warrant and forever defend the title to the said land to the said** Robert J. Ingersoll and wife, Sally B. Ingersoll _____ their _____ **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hands this** 5th **day of** November, 19 54.

Charles G. Anderton

Nell G. Anderton

STATE OF TENNESSEE
Davidson County

Personally appeared before me, O. G. Jones, a Notary Public in and for said County and State, the within named Charles G. Anderton and wife, Nell G. Anderton

the bargainors, 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 Nashville, Tennessee, this 5th day of November, 19 54

Commission expires July 6, 1955

O. G. Jones

O. G. Jones, Notary Public

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