K 2335

WARRANTY DEED Form 1001 **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 Claude W. Shaffer and wife, Dorothy S. Shaffer, and other good and valuable considerations, the receipt of which is hereby acknowledged,

Highland Construction Company, a Tennessee corporation, has

[redacted] **bargained and sold, and by these presents** does **transfer and convey unto the said** Claude W. Shaffer and wife, Dorothy S. Shaffer,

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. 2 on the Map of Cherry Acres Subdivision, as of record in Book 2083, page 35, Register's Office for said County.

Said Lot No. 2 fronts 217.5 feet on the east side of Carlton Drive and runs back between lines, 237.3 feet on the north line and 228.5 feet on the south line to a dead line in the rear on which it measures 169.4 feet.

Being part of the property conveyed to Highland Construction Company by deed from BuSum Realty Company, of record in Book 2200, page 470, said Register's Office.

This conveyance is made subject to restrictions of record in Book 1449, page 155, and in Book 2142, page 58, Register's Office for Davidson County, Tennessee, and the plan of record in Book 2083, page 35, which shows an Owner's Certificate, a 100-foot set-back line from Carlton Drive and a 10-foot easement along the east or rear line of the lot and along the south line of the lot 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 Claude W. Shaffer and wife, Dorothy S. Shaffer, their **heirs and assigns, forever.**

And Highland Construction Company does [redacted] **covenant with the said** Claude W. Shaffer and wife, Dorothy S. Shaffer, **that** it is **lawfully seized and possessed of said land in fee simple;** [redacted] **a good right to convey it. and the same is unencumbered.**

And Highland Construction Company does [redacted] **further covenant and bind** itself, its successors [redacted] **and representatives, to warrant and forever defend the title to the said land to the said** Claude W. Shaffer and wife, Dorothy S. Shaffer, their **heirs and assigns against the lawful claims of all persons, whomsoever.**

IN WITNESS WHEREOF, Highland [redacted] Construction [redacted] Company has caused this instrument to be executed by its duly authorized officers on this the first day of December, 1954.

ATTEST: HIGHLAND CONSTRUCTION COMPANY

By: William D. Goodman By: C. Lawson George
Secretary 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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