K 2335

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of Eleven Thousand Three Hundred Fifty and No/100 ---
----------($11,350.00) ---------- **DOLLARS**

Cash in hand paid by William A. Pride and wife, Mary Helen Bumpus Pride, the receipt of which is hereby acknowledged, we,

N. H. Barker and wife, Dorothy H. Barker

_____ **have bargained and sold, and by these presents do transfer and convey unto the said** William A. Pride and wife, Mary Helen Bumpus Pride

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. 43 on the Plan of Walnut Grove, of record in Book 2133, page 87, Register's Office for said County.

Said Lot No. 43 fronts 82 feet on the southwesterly side of Theodore Road and runs back 171.4 feet on the southeasterly line and 167.8 feet on the northerly line to a dead line in the rear and measures 82.1 feet thereon.

Being a part of the same property conveyed to N. H. Barker by deed from Herschel Greer, of record in Book 2283, page 159, said Register's Office.

This conveyance is made subject to Restrictions 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 40 foot building setback line from Theodore Road and a 10 foot easement along the rear 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 William A. Pride and wife, Mary Helen Bumpus Pride _____ their _____ **heirs and assigns, forever.**

And we _____ **do covenant with the said** William A. Pride and wife, Mary Helen Bumpus _____ Pride _____ **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, N. H. Barker and wife, Dorothy H. Barker _____ **do further covenant and bind** ourselves, our **heirs and representatives, to warrant and forever defend the title to the said land to the said** ~~William A. Pride and wife, Mary Helen Bumpus~~ _____ Pride, their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hand** s **this** 3th **day of** December, 19 54

N. H. Barker

Dorothy H. Barker

PG 459