K 2336

WARRANTY DEED Form 1601 Published by Tennessee Title Company

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, the receipt of which is hereby acknowledged,

M. L. Maxwell Company, a partnership composed of M. L. Maxwell and Ethel Maxwell, does has ~~have~~ bargained and sold, and by these presents ~~do~~ transfer and convey unto the said JOE D. LUCAS and wife, MILDRED B. LUCAS, 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. 33 on the Map of Section One Revised, Grieve Hall Estates, as of record in Book 1839, pages 122, 123 and 124, Register's Office for said County.

Said Lot No. 33 fronts 100 feet on the north side of Hogan Road and runs back between lines, 205.9 feet on the west line and 204.6 feet on the east line to a dead line in the rear on which it measures 105 feet.

Being part of the property conveyed to M. L. Maxwell Company by deed from Grieve Hall Estates, Inc., of record in Book 2107, page 127, said Register's Office.

The above described property is conveyed subject to restrictive covenants of record in Book 2026, page 8, said Register's Office.

It is agreed by and between the parties hereto and shall be a covenant running with the land until January 1, 2000, that no residence shall be erected on the within described lot having an area of less than 1000 square feet exclusive of porches, stoops and garages.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Joe D. Lucas and wife, Mildred B. Lucas, their heirs and assigns, forever.

And M. L. Maxwell Company, a partnership, as aforesaid, ~~do~~ does covenant with the said grantees 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, except by 1958 taxes, which the grantees herein, assume and agree to pay.

And M. L. Maxwell Company, a partnership, composed of M. L. Maxwell and Ethel Maxwell ~~do~~ does further covenant and bind itself, its successors ~~heirs~~ and representatives, to warrant and forever defend the title to the said land to the said Joe D. Lucas and wife, Mildred B. Lucas, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 9th day of July, 19 58.

M. L. Maxwell

Ethel Maxwell

M. L. MAXWELL COMPANY

By M. L. Maxwell Partner

STATE OF TENNESSEE
Davidson County

Personally appeared before me, L. D. Richards, a Notary Public in and for said County and State, the within named M. L. Maxwell and Ethel Maxwell, individually, and as partners doing business as M. L. Maxwell Company, 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 Nashville, Tennessee, this 12th day of July, 19 58.

Commission expires April 23, 1958

L. D. Richards
Notary Public

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