BK 2338

WARRANTY DEED

For and in consideration of the sum of - - - - - - - $10,250.00 - - - - - - - - - - - - - - - - - -

TEN THOUSAND TWO HUNDRED FIFTY AND NO/100 - - - - - - - - - - - - - - - - DOLLARS

Cash in hand paid by John W. Sellers and wife, Dora Elaine Sellers, the receipt of which is hereby acknowledged,

Southern Development Company, a Tennessee Corporation with its principal office and place of business at Nashville, Tennessee

has ~~have~~ bargained and sold, and by these presents does transfer and convey unto the said John W. Sellers and wife, Dora Elaine Sellers

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. 1 on the Map of Laurel Acres, Section II, as of record in book 2133, page 122, Register's Office for Davidson County, Tennessee. Said Lot No. 1 fronts 90 feet on the southerly side of Whitsett Road and runs back between lines 198.4 feet on the easterly side and 208 feet on the westerly side to a dead line in the rear measuring 145.6 feet thereon.
Being part of the same property conveyed to Southern Development Company by deed from Edgar Turrentine and wife, of record in book 2297, page 419, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictive covenants, easements and setback lines that are applicable to the property above described.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said John W. Sellers and wife, Dora Elaine Sellers their heirs and assigns, forever.

And it does ~~do~~ covenant with the said John W. Sellers and wife, Dora Elaine Sellers 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 Southern Development Company, 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 John W. Sellers and wife, Dora Elaine Sellers their heirs and assigns against the lawful claims of all persons, whomsoever.
IN WITNESS WHEREOF, SOUTHERN DEVELOPMENT COMPANY, a Corporation aforesaid has caused XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX this instrument to be executed by its duly authorized officers on this 4th day of January 1955.

ATTEST: SOUTHERN DEVELOPMENT COMPANY

Christine L. Bowman
Christine L. Bowman, Secretary

BY: Lowell Walker
Lowell Walker, 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 office, this ________ day of ______________, 19____

Commission expires ______________ Notary Public

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