BK 2338

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

WARRANTY DEED

For and in consideration of the sum of Eight Thousand Eight Hundred and No/100 ------------

---------------------------------($8,800.00) ----------------------------- DOLLARS

Cash in hand paid by James Arch Byrd and wife, Myrtle R. Byrd, 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 ______ bargained and sold, and by these presents do^es^ transfer and convey unto the said James Arch Byrd and wife, Myrtle R. Byrd

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. 4 on the Map of Laurel Acres, Section Two, as of record in Book 2133, page 122, Register's Office for Davidson County, Tennessee.

Said Lot No. 4 fronts 140 feet on the southwesterly side of Ennis Road and runs back between lines 153 feet on the southeasterly side and 188.2 feet on the northwesterly side to a dead line in the rear, which is a broken line, measuring 152.9 feet thereon.

Being 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 set-back lines that are applicable to the above described property.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said James Arch Byrd and wife, Myrtle R. Byrd ______ their ______ heirs and assigns, forever.

And it does covenant with the said James Arch Byrd and wife, Myrtle R. Byrd ______ 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 ______ do^es^ further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said James Arch Byrd and wife, Myrtle R. Byrd ______ their ______ heirs and assigns against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF SOUTHERN DEVELOPMENT COMPANY, a Corporation aforesaid has caused this instrument to be executed by its duly authorized officers on this 23rd day of December, 1954.

SOUTHERN DEVELOPMENT COMPANY

Attest: Christine L. Bowman   By: Lowell Walker

Christine L. Bowman, Secretary   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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