K 2340

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 J. B. Ridings and wife, Shirley L. Ridings, and other good and valuable considerations, the receipt of which is hereby acknowledged,

Barry-Cockrill Company, a Tennessee corporation, has

~~have~~ **bargained and sold, and by these presents** does **transfer and convey unto the said** J. B. Ridings and wife, Shirley L. Ridings,

their **heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:**

Being the easterly 22 feet of Lot No. 11 on the Map of Roselawn, as of record in Book 2133, page 1, Register's Office for said County.

Said part of said Lot No. 11 fronts 22 feet on the south side of Rosebank Avenue and runs back between lines 180.3 feet on the east line and 169.6 feet on the west line to a dead line in the rear on which it measures 24.3 feet.

Being part of the property conveyed to Barry-Cockrill Company by deed from W. W. Head, et al, of record in Book 2044, page 156, said Register's Office.

This conveyance is made subject to restrictions of record in Book 2089, page 294, Register's Office for Davidson County, Tennessee, and the plan of record in Book 2133, page 1, which shows an Owner's Certificate, a 40-foot set-back line from Rosebank Avenue and a 10-foot easement along the rear 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 J. B. Ridings and wife, Shirley L. Ridings, their **heirs and assigns, forever.**

And Barry-Cockrill Company does ~~do~~ **covenant with the said** J. B. Ridings and wife, Shirley L. Ridings, **that** it is **lawfully seized and possessed of said land in fee simple;** has **a good right to convey it, and the same is unencumbered,** except taxes for 1953 which are assumed by the Grantees herein.

And Barry-Cockrill 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** J. B. Ridings and wife, Shirley L. Ridings, their **heirs and assigns against the lawful claims of all persons, whomsoever.**

IN WITNESS WHEREOF, Barry-Cockrill Company has caused this instrument to be executed ~~Witness hand this day of 19~~ by its duly authorized officers on this the 23rd day of April, 1953.

ATTEST: BARRY-COCKRILL COMPANY

By: H. Paul Griffin By: Calvin Cockrill
Secretary Vice 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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