K 2341

...PLAINS

...which is ...executed ...Trustee, ...County, Tennessee, ...by ...as, ...Virginia Cross Bunnell

...contracts, liabilities, ...covered in ...

by mortgage, sell, transfer and convey without the joinder of any beneficiary, as her by marriage, all her estate, title and interest in the following described real property, to-wit:

Lot No. 77 on the Map of Forest Heights, of record in Book 2133, page 23, Register's Office for said County.

Said Lot No. 77 fronts 60 feet on the northerly side of Empire Drive, and runs back between lines, measuring 167.6 feet on the westerly line, and 168 feet on the easterly line, to a dead line in the rear on which it measures 70.6 feet.

Being the same property conveyed to James C. Bunnell, Jr. and wife, Virginia Cross Bunnell, by deed from Radnor Lumber Company, of record in Book 2151, page 315, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants of record in Book 2104, page 614, Register's Office for Davidson County, Tennessee, and the plan of record in Book 2133, page 23, said Register's Office, which shows a 40 foot setback line from Empire Drive for building purposes, and a 10 foot easement for public utilities at the rear of the lot.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Mary G. Priest

her heirs and assigns, forever.

And we do covenant with the said Mary G. Priest

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, except as appears of record, and 1955 taxes which are hereby assumed by the purchaser.

And we, James C. Bunnell, Jr. and wife, Virginia Cross Bunnell

do bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Mary G. Priest

her heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 31st day of January, 19 55

James C Bunnell Jr.

Virginia Cross Bunnell

STATE OF TENNESSEE
Davidson County

Personally appeared before me, O. G. Jones, a Notary Public in and for said County and State, the within named James C. Bunnell, Jr. and wife, Virginia Cross Bunnell

...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 office, this 31st day of January, 19 55

...July 6 1955

O. G. Jones
Notary Public

G 285