K 2342

Warranty Deed

For and in consideration of the sum of Eleven Thousand Seven Hundred and No/100 ----------
----------($11,700.00)----------DOLLARS
Cash in hand paid by Minor E. Williams and wife, Mary J. Williams, the receipt of which is hereby acknowledged, we,

A. W. Chaffin and wife, Edna L. Chaffin

have bargained and sold, and by these presents do transfer and convey unto the said Minor E. Williams and wife, Mary J. Williams

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. 125 on the Map of Walnut Grove Subdivision, as of record in Book 2133, page 87, Register's Office for Davidson County, Tennessee.

Said Lot No. 125 fronts 85 feet, along a slight curve on the northerly margin of Dearborn Drive and extends back between lines 359.8 feet on the easterly line and 376.1 feet on the westerly line to a broken line in the rear measuring 155.9 feet thereon.

Being a part of the property conveyed to A. W. Chaffin and wife, Edna L. Chaffin by warranty deed from Herschel Greer, Albert G. Morris and N. H. Barker, as of record in Book 2297, page 562, said Register's Office.

This conveyance is made subject to restrictive covenants of record in Book 2271, page 541, Register's Office for Davidson County, Tennessee, and the plan of record in Book 2133, page 87, said Register's Office, which shows a 100 foot set-back line from Dearborn Drive, a 10 foot easement for public utilities across the rear of the lot and an anchor easement 2.5' x 20' at the southwesterly corner 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 Minor E. Williams and wife, Mary J. Williams their heirs and assigns, forever.

And we do covenant with the said Minor E. Williams and wife, Mary J. Williams 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 1955 taxes which have been prorated and are hereby assumed by the purchasers.

And we, A. W. Chaffin and wife, Edna L. Chaffin do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Minor E. Williams and wife, Mary J. Williams their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 3rd day of February, 1955

A W Chaffin

Edna L. Chaffin

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 A. W. Chaffin and wife, Edna L. Chaffin

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 office, this 3rd day of February, 1955

O. G. JONES NOTARY PUBLIC DAVIDSON CO. TENN.

Commission expires July 6, 1955

O. G. Jones, Notary Public

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