K 2346

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 William E. Lynch and wife, Martha E. Lynch, 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 ~~xxxx~~ bargained and sold, and by these presents do^es^ transfer and convey unto the said William E. Lynch and wife, Martha E. Lynch 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. 71, on the Map of Laurel Acres Subdivision, Section II, as of record in Book 2133, page 122, said Register's Office.

Said Lot No. 71 fronts 117 feet on the southerly side of Mashburn Road, and extends back between lines, 206.7 feet on the easterly line, and 150.3 feet on the westerly line, to a dead line in the rear, measuring 93.1 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 restrictive covenants of record in Book 2298, page 5, Register's Office for Davidson County, Tennessee, and the plan of record in Book 2133, page 122, said Register's Office, which shows a 90 foot building setback line from Mashburn Road, and a 10 foot public utilities easement on the rear and westerly line.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said William E. Lynch and wife, Martha E. Lynch their heirs and assigns, forever.

And it does ~~do~~ covenant with the said William E. Lynch and wife, Martha E. Lynch 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, except 1955 taxes which have been prorated and are hereby assumed by the purchasers.

And Southern Development Company do^es^ ~~further~~ covenant and bind itself, its successors ~~heirs~~ and representatives, to warrant and forever defend the title to the said land to the said William E. Lynch and wife, Martha E. Lynch their heirs and assigns against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF SOUTHERN DEVELOPMENT COMPANY, a Corporation aforesaid has caused this xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx instrument to be executed by its duly authorized officers on this 15th day of March, 1955.

ATTEST: SOUTHERN DEVELOPMENT COMPANY

Buford B. Walker
Buford B. Walker, Secretary-Treasurer

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 purpose therein contained

Witness my hand and official seal at office, this ________ day of ______________, 19____

Commission expires ______________ ______________
Notary Public

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