K 2394

WARRANTY DEED

For and in consideration of the sum of Nine Thousand Two Hundred and No/100 ($9,200.00) DOLLARS Cash in hand paid by Leo H. Howell and wife, Viola Cantrell Howell, the receipt of which is hereby acknowledged,

Donelson Home Builders, Inc.,
a Tennessee Corporation with its principal office and place of business at Nashville, Tennessee

has bargained and sold, and by these presents do transfer and convey unto the said Leo H. Howell and wife, Viola Cantrell Howell 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. 54 on the Map of Laurel Acres, Section I, as of record in Book 2133, page 48, Register's Office for said County.

Said Lot No. 54 fronts 112 feet on the east side of Malden Drive, and runs back between lines, 130 feet on the north line, and 240 feet on the south line, to a line in the rear, measuring 156.7 feet thereon.

Being part of the property conveyed to Donelson Home Builders, Inc., by deed from Ewing O. Harper, Jr., et al, of record in Book 2295, page 503, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants of record in Book 2150, page 53, Register's Office for Davidson County, Tennessee, and the plan of record in Book 2133, page 48, said Register's Office, which shows a 40 foot building set back line from Malden Drive, and a 10 foot public utilities easement along the north and rear lines.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Leo H. Howell and wife, Viola Cantrell Howell their heirs and assigns, forever.

And it does do covenant with the said Leo H. Howell and wife, Viola Cantrell Howell 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 Donelson Home Builders, Inc., do further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said Leo H. Howell and wife, Viola Cantrell Howell their heirs and assigns against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF DONELSON HOME BUILDERS, INC., a Corporation aforesaid has caused this instrument to be executed by its duly authorized officers on this 11th day of April 1955.

Attest:
Buford B. Walker, Secretary-Treasurer

DONELSON HOME BUILDERS, INC.
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 purposes therein contained

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

Commission expires _____

_____
Notary Public

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