K 2395

WARRANTY DEED

For and in consideration of the sum of Twelve Thousand and No/100 ----------
----------($12,000.00)---------- DOLLARS

Cash in hand paid by Dave M. Bernal and wife, Kathryn M. Bernal, the receipt of which is hereby acknowledged, we,

Benjamin C. Head and wife, Florence M. Head

have bargained and sold, and by these presents do transfer and convey unto the said Dave M. Bernal and wife, Kathryn M. Bernal

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. 48, Bermuda Drive, Donelson Meadows, Section 2, as of record in Book 2133, pages 100 and 101, Register's Office for Davidson County, Tennessee.

Said Lot No. 48 fronts 147.7 feet on the easterly side of Bermuda Drive and runs back between lines, 251.6 feet on the northwesterly line and 297.5 feet on the southeasterly line, which is a broken line, to a dead line in the rear, on which it measures 218.2 feet.

Being part of the same property conveyed to Benjamin C. Head and wife, Florence M. Head, by deed from Folk-Jordan Company, Inc., et al, of record in Book 2304, page 491, said Register's Office.

This conveyance is made subject to restrictive covenants of record in Book 2283, page 361, Register's Office for Davidson County, Tennessee, and the plan of record in Book 2133, pages 100 -101, said Register's Office, which shows a 100 foot building set-back line from Bermuda Drive and a 10 foot easement along the rear and southeasterly 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 Dave M. Bernal and wife, Kathryn M. Bernal their heirs and assigns, forever.

And we do covenant with the said Dave M. Bernal and wife, Kathryn M. Bernal 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 are hereby assumed by the purchasers.

And we, Benjamin C. Head and wife, Florence M. Head do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Dave M. Bernal and wife, Kathryn M. Bernal their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 19th day of April, 1955

Florence M. Head — Benjamin C. Head

Florence M. Head

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 Benjamin C. Head and wife, Florence M. Head

the bargainor, 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 19th day of April, 1955

My Commission Expires July 6, 1955

O. G. Jones, Notary Public

PG 519