K 2396

For and in consideration of the sum of $ 10.00
- - - - - - - - TEN AND NO/100 - - - - - - - - - - - - - - - - - - - - - - - - DOLLARS

Cash in hand paid by William E Civils and wife, Frances H. Civils, and other good and valuable considerations, receipt of which are hereby acknowledged, We,

JOHN W VANTREASE and wife, NANCY O VANTREASE

have bargained and sold, and by these presents do transfer and convey unto the said William E Civils and wife, Frances H. Civils

their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Lot No. 24 on the Map of Eva-Mor Heights, as of record in Book 1424, page 1.., Register's Office for said County.

Said Lot No. 24 fronts 85 feet on the east side of Graylynn Drive and runs back between lines, measuring 200.21 feet on the north line and 237.98 feet on the south line, to a dead line in the rear, measuring 105.55 feet thereon.

Being the same property conveyed to John W Vantrease and wife, Nancy O. Vantrease, by deed from John H Nesmith and wife, Virginia M Nesmith, of record in Book 2146, page 101, Register's Office for Davidson County, Tennessee.

This conveyance subject to restrictive covenants of record in Book 1765, page ..1 and in Book 1837, page 41.., Register's Office for said County.

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 Civils and wife, Frances H Civils their heirs and assigns, forever.

And we do covenant with the said William E Civils and wife, Frances H Civils 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 taxes for 1955 which are pro rated and assumed by the grantee herein.

And we, John W Vantrease and wife, Nancy O. Vantrease do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said William E Civils and wife, Frances H Civils. their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 21 day of April, 19 55.

John W. Vantrease
Nancy O. Vantrease

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Jessie B Overton, a Notary Public in and for said County and State, the within named John W Vantrease and wife, Nancy O Vantrease

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 Nashville, Tennessee, this 22nd day of April, 19 55.

Commission expires October 29, 1958

Notary Public

Published by

WARRANTY DEED

FROM

J. HN W. VANTREASE, ETUX

TO

WILLIAM E CIVILS, ETUX

35760

Please put in Murphree Map Co.

PG 532