BK 2397

WARRANTY DEED — Form 1001 — Published by Tennessee Title Company

For and in consideration of the sum of $ 13,150.00 - - - - - - - - -

Thirteen Thousand One Hundred Fifty and No/100 - - - - - - - - - - DOLLARS

Cash in hand paid by James Woodrow Lamb and wife, Ruth D. Lamb, the receipt of which is hereby acknowledged,

E. S. EVANS, INC.

a Tennessee Corporation with its principal office and place of business at Nashville, Tennessee

has bargained and sold, and by these presents do es transfer and convey unto the said James Woodrow Lamb and wife, Ruth D. Lamb

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

Said Lot No. 4 fronts 105 feet on the south side of June Drive and runs back 174.9 feet on the east line and 174.8 feet on the west line, to a dead line measuring 105 feet thereon.

Being part of the property conveyed to E. S. Evans, Inc., by deed from Herschel Greer, of record in Book 2299, page 196, said Register's Office.

This conveyance is made subject to covenants and restrictions of record in Book 2271, page 541, The plan of record in Book 2133, page 87, shows an Owner's Certificate, a 50 foot set-back line from June Drive, an easement 20 feet wide along the south rear line and a 2.5x20 foot easement on June Drive at the northwest corner of the lot. Said easement for public utilities.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said James Woodrow Lamb and wife, Ruth D. Lamb their heirs and assigns, forever.

And it does covenant with the said James Woodrow Lamb and wife, Ruth D. Lamb 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 E. S. Evans, Inc. do es further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said James Woodrow Lamb and wife, Ruth D. Lamb their heirs and assigns against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF E. S. EVANS, INC., a Corporation aforesaid has caused this instrument to be executed by its duly authorized officers on this 29th day of April, 1955.

ATTEST: E. S. EVANS, INC.

David U. Crockett (signature) By E. S. Evans (signature)

David U. Crockett, Secretary-Treasurer E. S. Evans, 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 ______________, Tennessee, this ____ day of ______________, 19____.

Commission expires______________ Notary Public

PG 533