K 2399

Form No. 1

For and in consideration of the sum of $ 13,000.00
Thirteen Thousand and No/100 DOLLARS
Cash in hand paid by John E. Groom and wife, Robbie S. Groom, 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 have bargained and sold, and by these presents do transfer and convey unto the said John E. Groom and wife, Robbie S. Groom

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. 84 on the Map of Walnut Grove, as of record in Book 2133, page 87, Register's Office for said County, described as follows:

Beginning at a point in the northerly margin of June Drive, corner of Lots 84 and 48; thence with the line between said lots northerly 154.8 feet to a corner of Lot No. 83; thence with the line between Lots 83 and 84, easterly 91 feet to the west margin of Amherst Drive; thence with the margin of the same, southerly 144.3 feet to the beginning of a curve; thence along said curve, southwesterly 43.9 feet to the north margin of June Drive; thence with the margin of the same, westerly 93.5 feet to the point of beginning.

Being part of the property conveyed to E. S. Evans, Inc., by deed from Herschel Greer, of record in Book 2299, page 197, said Register's Office.

This conveyance is made subject to all restrictive covenants, easements and set-back lines that are applicable to the above described property.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said John E. Groom and wife, Robbie S. Groom their heirs and assigns, forever.

And it does covenant with the said John E. Groom and wife, Robbie S. Groom 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., does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said John E. Groom and wife, Robbie S. Groom 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 12th day of May, 1955.

ATTEST:

David U. Crockett, Secty-Treas.

E. S. EVANS, INC.

By 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

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