BK 2435

WARRANTY DEED Form 1001 **Published by Tennessee Title Company**

For and in consideration of the sum of $ 10.00

- - - - - - - TEN AND NO/100 - **DOLLARS**

Cash in hand paid by John E. Mathis and wife, Reba U. Mathis, and other good and valuable considerations, receipt of which are hereby acknowledged,

A&C HOMES, INC., has

~~has~~es **bargained and sold, and by these presents do/transfer and convey unto the said** John E. Mathis and wife, Reba U. Mathis

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. 52, Woodberry Park, as of record in Book 2133, pages 117, 118 and 119, Register's Office for said County.

Said Lot No. 52 fronts 144 feet on the west side of David Drive, as measured along the curve of the same, and runs back between lines, measuring 192 feet on the north line and 195 feet on the south line to the rear line on which it measures 7 feet, being a curve shaped lot.

Being part of the property conveyed to A & C Homes, Inc., by deed from Andrew Ewing, Trustee, of record in Book 2332, page 23, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record in Book 2297, page 144, 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 John E. Mathis and wife, Reba U. Mathis

their **heirs and assigns, forever.**

And A&C Homes, Inc., does / ~~do~~ **covenant with the said** John E. Mathis and wife, Reba U. Mathis

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 taxes for 195** which are pro rated and assumed by the grantee herein.

And A&C Homes, Inc., does

~~do~~ **further covenant and bind** itself, its/ successors and assigns ~~executors and administrators~~, **to warrant and forever defend the title to the said land to the said** John E. Mathis and wife Reba U. Mathis

their **heirs and assigns against the lawful claims of all persons, whomsoever.**

IN WITNESS WHEREOF, A & C Homes, Inc., has caused this instrument to be executed by ~~[illegible]~~ its duly authorized officer this 31st day of May, 1955.

A&C HOMES, INC.

By: Albert Braun

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 13