K 2436

For and in consideration of the sum of $ 15,251.07 ----------------------------

------FIFTEEN THOUSAND TWO HUNDRED FIFTY ONE AND 07/100 ---- DOLLARS

$2,500.00 cash in hand paid by Erwin C. Hardison, Jr., and wife, Marguerite S. Hardison, the receipt of which is hereby acknowledged, and for the further consideration the said Erwin C. Hardison, Jr., and wife, Marguerite Hardison, assume and agree to pay an indebtedness of $12,751.07, which indebtedness originally amounted to $14,150.00 and is fully described in a deed of trust executed by Francis B. Watson and wife, Lowrey T. Watson, to W. P. Hiltabrand, Trustee, of record in Book 1964, page 201, Register's Office for Davidson County, Tennessee, we, Francis B. Watson and wife, Lowrey T. Watson,

have bargained and sold, and by these presents do transfer and convey unto the said Erwin C. Hardison, Jr., and wife, Marguerite S. Hardison,

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

Being Lots Nos. 4 and 5 on the Plan of Maplecrest Subdivision, as of record in Book 1835, pages 27 and 28, Register's Office for said County.

Said Lots Nos. 4 and 5 front together 140 feet on the southerly side of Maplecrest Drive and run back 230 feet on the westerly line and 230.4 feet on the easterly line to a dead line, measuring 140 feet thereon.

Said Lot No. 4 being the same property conveyed to Francis B. Watson and wife, Lowrey T. Watson by deed from Robert W. Smith, Jr., and wife, of record in Book 2012, page 21, and said lot No. 5 being the same property conveyed to Frank B. Watson and wife, Lowrey T. Watson by deed from J. R. Coarsey, Trustee, of record in Book 2030, page 44, said Register's Office.

This conveyance is made subject to a twenty-foot utility easement across southerly line of premises, 40-foot minimum building setback line from Maplecrest Drive, and conditions of Owners certificate, as shown on plan in Book 1835, pages 27 and 28, Register's Office for Davidson County, Tennessee, and to restrictive covenants contained in an instrument executed by R. Walker Smith, Trustee, dated June 12, 1950, filed July 25, 1950, and recorded in Book 1874, page 452, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Erwin C. Hardison, Jr., and wife, Marguerite S. Hardison, their heirs and assigns, forever.

And we do covenant with the said Erwin C. Hardison, Jr., and wife, Marguerite S. Hardison, 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 as described above and 1955 Taxes which have been prorated and assumed by the Grantees herein.

And we, Francis B. Watson and wife, Lowrey T. Watson, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Erwin C. Hardison, Jr., and wife, Marguerite S. Hardison, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 11th day of June, 1955.

Lowrey T. Watson

Francis B. Watson

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Lenora Underwood, a Notary Public in and for said County and State, the within named Francis B. Watson and wife, Lowrey T. Watson,

the bargainors, 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 11th day of June, 1955.

Commission expires October 23, 1957

[illegible]
Notary Public

DO NOT PUBLISH

WARRANTY DEED

FROM

Francis B. Watson Et Ux

TO

Erwin C. Hardison, Jr., Et Ux

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 13 d.
of JUN A.D. 1955
at 3:16 o'clock P.
Noted in Book 54 Page 224
Recorded in Book [illegible] Page [illegible]
Recording fee [illegible]
JAMES P. WALSON, Register
By [illegible] Dpt. Reg.

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