BK 2437

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 James D. Douglas and wife, Blanche E. Douglas, and other good and valuable considerations, receipt of which are hereby acknowledged,

Charles R. Hazelwood and wife, Mary K. Hazelwood,

have bargained and sold, and by these presents do transfer and convey unto the said James D. Douglas and wife, Blanche E. Douglas 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. 12 on the Plan of Eastland Acres, Section I, as of record in Book 2133, page 103, Register's Office for said County, and described as follows:

Beginning at a point in the northerly margin of Barclay Drive at the corner of Lots 12 and 48; thence with the margin of said Drive westerly 105 feet to a concrete monument at the beginning of a curve; thence around said curve in a northwesterly direction 39.3 feet to a concrete monument in the easterly margin of Newhall Drive; thence northerly along said Drive 95 feet to a corner of Lots 12 and 13; thence with the line between said lots easterly 130 feet to a corner of Lots 12, 13 and 48; thence southerly along the line between Lots 12 and 48, 119.8 feet to the beginning.

Being part of the property conveyed to Charles R. Hazelwood and wife, Mary K. Hazelwood, by deed from Southern Homesites, Inc., of record in Book 2291, page 176, said Register's Office.

This conveyance is subject to restrictive covenants of record in Book 2284, page 612, 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 James D. Douglas and wife, Blanche E. Douglas their **heirs and assigns, forever.**

And we **do covenant with the said** James D. Douglas and wife, Blanche E. Douglas **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, Charles R. Hazelwood and wife, Mary K. Hazelwood **do further covenant and bind** ourselves, our heirs and representatives, to warrant and forever **defend the title to the said land to the said** James D. Douglas and wife, Blanche E. Douglas their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 17 day of June, 1955.

Charles R. Hazelwood

Mary K. Hazelwood

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** Charles R. Hazelwood and wife, Mary K. Hazelwood

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** 17th **day of** June, **19**55

Commission expires October 29, 1958

Jessie B. Overton
Notary Public

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