BK 2438

WARRANTY DEED

For and in consideration of the sum of Ten Thousand and No/100 ($10,000.00) DOLLARS

Cash in hand paid by Ivo L. Dillon and wife, Mary H. Dillon, the receipt of which is hereby acknowledged, we,

N. H. Barker and wife, Dorothy H. Barker

have bargained and sold, and by these presents do transfer and convey unto the said Ivo L. Dillon and wife, Mary H. Dillon

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. 12 on the Map of Nolensville Heights Subdivision, as of record in Book 2083, page 80, Register's Office for said County.

Said Lot No. 12 fronts 91 feet on the north side of St. Edwards Drive, and runs back between lines, measuring 191 feet on the east line and 150.49 feet on the west line to the rear line which is a broken line measuring 150.65 feet thereon.

Being part of the same property conveyed to N. H. Barker, by deeds of record in Book 2158, page 338, page 431, page 435, page 445, and Book 2199, page 40, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants of record in Book 2277, page 349, Register's Office for Davidson County, Tennessee, and the Plan of record in Book 2083, page 80, said Register's Office, which shows a 50 foot minimum building setback line from St. Edwards Drive, and a 10 foot easement for public utility purposes along the westerly line of said lot, the same also being designated as a walkway on said plan. Also a 2.5 x 20 foot utility anchor easement located on the southeast corner of said lot.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Ivo L. Dillon and wife, Mary H. Dillon their heirs and assigns, forever.

And we do covenant with the said Ivo L. Dillon and wife, Mary H. Dillon 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 1955 taxes which have been prorated and are hereby assumed by the purchasers.

And we, N. H. Barker and wife, Dorothy H. Barker do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Ivo L. Dillon and wife, Mary H. Dillon their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 24th day of June, 19 55

N. H. Barker

Dorothy H. Barker

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