BK 2438

WARRANTY DEED Form 1001 Published by Tennessee Title Company

For and in consideration of the sum of $ 13,000.00

Thirteen Thousand and No/100 DOLLARS

Cash in hand paid by George C. Barnett and wife, Pearl I. Barnett, 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 bargained and sold, and by these presents do/es transfer and convey unto the said George C. Barnett and wife, Pearl I. Barnett

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. 8 on the Plan of Walnut Grove, as of record in Book 2133, page 87, Register's Office for said County.

Said Lot No. 8 fronts 105 feet on the south side of June Drive and runs back between parallel lines 174.6 feet to a dead line.

Being part of the property conveyed to E. S. Evans, Inc., by deed from Herschel Greer as of record in Book 2299, page 196, said Register's Office.

This conveyance is made subject to Restrictions of record in Book 2271, page 541, Register's Office for Davidson County, Tennessee, and the Plan of record in Book 2133, page 87, said Register's Office, which shows a 40 foot set-back line from June Drive, a 20 foot easement across the rear of the lot for utilities and an anchor easement 2.5 x 20 feet at the northwest corner of the 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 George C. Barnett and wife, Pearl I. Barnett

their heirs and assigns, forever.

And it does ~~it~~ covenant with the said George C. Barnett and wife, Pearl I. Barnett

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.

do/es further covenant and bind itself, its successors ~~heirs~~ and representatives, to warrant and forever defend the title to the said land to the said George C. Barnett and wife, Pearl I. Barnett

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 ~~Witness my hand~~ this ~~day of~~ ~~it~~ to be executed by its duly authorized officers on this 23rd day of June 1955.

ATTEST:

David U. Crockett

David U. Crockett, Secty-Treasurer

E. S. EVANS, INC.

By: E. S. Evans

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

PG 201