BK 2438

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 Frank Joseph DeMatteo and wife, Marion B DeMatteo, and other good and valuable considerations, receipt of which are hereby acknowledged,

SOUTHLAND CONSTRUCTION COMPANY has

~~have~~ es bargained and sold, and by these presents do transfer and convey unto the said Frank Joseph DeMatteo and wife, Marion B DeMatteo 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. 56 on the Plan of Woodberry Park, as of record in Book 2133, pages 117, 118 and 119, Register's Office for said County.

Said Lot No. 56 fronts 117 feet on the east side of David Drive and runs back between lines, measuring 142.8 feet on the north line and 178.9 feet on the south line, to a dead line in the rear measuring 181.8 feet thereon.

Being part of the same property conveyed to Southland Construction Company by deed from Andrew Ewing, Trustee, of record in Book 2396, page 172, said Register's Office.

This conveyance subject to restrictive covenants of record in Book 2297, page 194, 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 Frank Joseph DeMatteo and wife, Marion B DeMatteo, their heirs and assigns, forever.

And Southland Construction Company does / ~~its~~ covenant with the said Frank Joseph DeMatteo and wife, Marion B DeMatteo 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 1955 which are pro rated and assumed by the grantee herein

And Southland Construction Company does ~~its~~ further covenant and bind itself, its successors and assigns ~~heirs and representatives~~, to warrant and forever defend the title to the said land to the said Frank Joseph DeMatteo and wife, Marion B DeMatteo, their heirs and assigns against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, Southland Construction Company has caused this instrument to be ~~Witness xxxxxxxxxxxx xxxx this xxxxx day of xxxxxxxxxxxxxxxxxxxxxxxx, 19xx~~. executed by its duly authorized officer this 24th day of June, 1955.

SOUTHLAND CONSTRUCTION COMPANY

By _____
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

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