WARRANTY DEED Form 1801 **Published by Tennessee Title Company**

For and in consideration of the sum of $ 13,150.00

Thirteen Thousand One Hundred Fifty and No/100 **DOLLARS**

Cash in hand paid by James H. Fullington and wife, Una Hill Fullington, 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 ~~have~~ **bargained and sold, and by these presents do**es **transfer and convey unto the said** James H. Fullington and wife, Una Hill Fullington

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

Said lot fronts 105 feet on the south side of June Drive and runs back 174.7 feet on the easterly line, and 174.6 feet on the westerly line, to a dead line, measuring 105 feet thereon.

Being part of the property conveyed to E. S. Evans, Inc., by deed from Herschel Greer, 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; an easement 5 feet wide along the west side line of the lot for public utilities of record in Book 2270, page 605, 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, and a 20 foot easement along the south rear line 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 James H. Fullington and wife, Una Hill Fullington their **heirs and assigns, forever.**

And it does ~~do~~ **covenant with the said** James H. Fullington and wife, Una Hill Fullington **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.

does **further covenant and bind** itself, its successors ~~heirs~~ **and representatives, to warrant and forever defend the title to the said land to the said** James H. Fullington and wife, Una Hill Fullington -- 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 to be executed by its duly authorized officers on this 14th day of June, 1955.

ATTEST: E. S. EVANS, INC.

David U. Crockett By: E. S. Evans

David U. Crockett, Secretary-Treasurer 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**