BK 2438

WARRANTY DEED

For and in consideration of the sum of Seven Thousand Three Hundred and No/100 ---------- ---------- $7300.00 ---------- **DOLLARS**

Cash in hand paid by Carl Reed Davenport and wife, Elizabeth June Davenport, the **receipt of which is hereby acknowledged, we,**

Harold C. Wiles and wife, Betty W. Wiles

have bargained and sold, and by these presents do transfer and convey unto the said Carl Reed Davenport and wife, Elizabeth June Davenport

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. 28, Block "A" on the Map of Crittenden Estates, as of record in Book 974, page 69, Register's Office for Davidson County, Tennessee.

Said Lot No. 28 fronts 50 feet on the southerly side of Harrington Street and runs back between parallel lines 165 feet to a dead line.

Being the same property conveyed to Harold C.Wiles and wife, Betty W. Wiles, by deed from Ann H. McClanahan, a widow, of record in Book 1787, page 355, said Register's Office.

This conveyance is made subject to restrictive covenants of record in Book 1725, page 77, Register's Office for Davidson County, Tennessee, and the plan of record in Book 974, page 69, said Register's Office which shows a 30 foot building setback line from Harrington Street and a 10 foot easement along the rear for public utilities.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Carl Reed Davenport and wife, Elizabeth June Davenport

their **heirs and assigns, forever.**

And we **do covenant with the said** Carl Reed Davenport and wife, Elizabeth June Davenport **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, Harold C. Wiles and wife, Betty W. Wiles **do further covenant and bind** ourselves, our **heirs and representatives, to warrant and forever defend the title to the said land to the said** Carl Reed Davenport and wife, Elizabeth June Davenport, their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hand**s **this** 22nd **day of** June, **19**55

Harold C. Wiles

Betty W. Wiles

STATE OF TENNESSEE
Davidson County

Personally appeared before me, John P. Stroop Jr., **a Notary Public in and for said County and State, the within named** Harold C. Wiles and wife, Betty W. Wiles

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 office, this 29th ~~day~~ **day of** June, **19**55

Commission expires May 7, 1959

John P. Stroop Jr.
Notary Public

CARL R. STROOP NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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