K 2440

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 RICHARD LAMBERT and wife, MADELINE S. LAMBERT, and for other good and valuable considerations, receipt of which is hereby acknowledged, RICHLAND DEVELOPMENT COMPANY, INCORPORATED, a corporation organized and existing under the laws of the State of Tennessee,

has / ~~have~~ **bargained and sold, and by these presents** does / ~~do~~ **transfer and convey unto the said** Richard Lambert and wife, Madeline S. Lambert

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. 17 on the Plan of Section One, Normal Heights, as of record in Book 2331, page 21, Register's Office for said County.

Said Lot No. 17 fronts 50.5 feet on the south side of Delk Avenue and runs back 162.5 feet on the west line and 164.2 feet on the east line, to a deed line in the rear on which it measures 50 feet.

Being part of the property conveyed to Richland Development Company, Incorporated, by deed from W. L. Bainbridge, Jr., and wife, of record in Book 2138, page 61, said Register's Office.

Said Property is conveyed subject to restrictions of record in Book 2337, page 497, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Richard Lambert and wife, Madeline S. Lambert,

their heirs and assigns, forever.

And Richland Development Company, Incorporated, a corporation as aforesaid, does / ~~And xxxxxxxxxx do~~ covenant with the said Richard Lambert and wife, Madeline S. Lambert

that it is lawfully seized and possessed of said land in fee simple; has / ~~xxxx~~ a good right to convey it, and the same is unencumbered, except by 1955 taxes which will be paid by the grantor.

And Richland Development Company, Incorporated, a corporation, as aforesaid, does / ~~xx~~ further covenant and bind itself, its successors / ~~xxxx~~ and representatives, to warrant and forever defend the title to the said land to the said Richard Lambert and wife, Madeline S. Lambert

their heirs and assigns against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, said RICHLAND DEVELOPMENT COMPANY, INCORPORATED, has caused this ~~Witness xxxxxxxxxx hand xxxx this xxxxx~~ instrument to be executed by, ~~its~~ its duly authorized officers on this 12th day of July, 1955.

RICHLAND DEVELOPMENT COMPANY, INCORPORATED

ATTEST: Evelyn Strasser

Evelyn Strasser, Secretary

BY: A. F. Bainbridge, Jr., President

(SEAL)

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

G 583