K 2442

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 Donald F. Kavanagh and wife, Marie C. Kavanagh, and other good and valuable considerations, receipt of which are hereby acknowledged,

Southland Construction Company, has

~~have~~ bargained and sold, and by these presents do transfer and convey unto the said Donald F. Kavanagh and wife, Marie C. Kavanagh

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. 1, Woodberry Park as of record in Book 2133, pages 117, 118, 119 Register's Office for Davidson County, Tennessee.

Said Lot No. 1 fronts 68 feet on the south side of Woodberry Drive and runs back between lines measuring 173.5 feet on the west line and 179 feet on the east line to a dead line in the rear measuring 82 feet thereon.

Being the same property conveyed to Southland Construction Company, a Tennessee Corporation, by deed from Andrew Ewing, Trustee, of record in Book 2346, page 573, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record in Book 2207, page 154, 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 Donald F. Kavanagh and wife, Marie C. Kavanagh

their heirs and assigns, forever.

Southland Construction Company does

And / do covenant with the said Donald F. Kavanagh and wife, Marie C. Kavanagh

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 successors and assigns

~~do~~ further covenant and bind itself, its ~~heirs and representatives~~, to warrant and forever defend the title to the said land to the said Donald F. Kavanagh and wife, Marie C. Kavanagh

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~~ ~~the~~ ~~day of~~ ~~19~~

executed by its duly authorized officer this 2n day of July, 19[illegible].

Southland Construction Company

By: Albert Brown

President

STATE OF TENNESSEE
Davidson County

Personally appeared before me, ~~Witness the~~, 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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