K 2443

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 JOE McFERRIN and wife, MARY H. McFERRIN, 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** JOE McFERRIN and wife, MARY H. McFERRIN

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. 5 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. 5 fronts 50 feet on the **northeasterly side** of Delk Avenue and **runs** back between lines, 138.2 feet on the northwesterly line and 200.4 feet on the southeasterly line to a dead line in the rear measuring 80 feet thereon.

Being part of the property conveyed to Richland Development Company, Incorporated, by deed from W. L. Baimbridge, Jr. and wife, of record in Book 2435, page 61, said Register's Office.

Said property is conveyed subject to restrictions of record in Book 2337, page 407, 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 Joe McFerrin and wife, Mary H. McFerrin their heirs and assigns, forever.

And Richland Development Company, Incorporated, a corporation of Nashville, Davidson County, Tennessee, ~~And xxxxxxxxxx do~~ covenant with the said Joe McFerrin and wife, Mary H. McFerrin that ~~it is~~ lawfully seized and possessed of said land in fee simple; ~~have~~ has 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 of Nashville, Davidson County, Tennessee, do further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the said Joe McFerrin and wife, Mary H. McFerrin their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness ~~xxxxxxxxxx~~ hand ~~xxxxxx~~ this ~~xxxxxx~~ day of August, 19 58

Attest: Evelyn Strasser
Secretary

RICHLAND DEVELOPMENT COMPANY, INCORPORATED
By: W. L. Baimbridge Jr.
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

G 373