K 2444

WARRANTY DEED

For and in consideration of the sum of Ten and no/100 ($10.00)

Ten Thousand Four Hundred and no/100 ($10,400.00) DOLLARS

Cash in hand paid by L. D. R. Gearlds and wife, Trella H. Gearlds, the receipt of which is hereby acknowledged,

We, Homer Leroy Wray and wife, Jewel Wray,

have bargained and sold, and by these presents do transfer and convey unto the said L. D. R. Gearlds and wife, Trella H. Gearlds,

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. 159 on the Plan of Dalewood, Section III, of record in Book 1835, page 20, Register's Office for said County.
Said Lot No. 159 fronts 69.7 feet on the west side of Ravenwood Drive and runs back between lines, 159.6 feet on the north line, and 167.1 feet on the south line, to a dead line measuring 103 feet thereon.
Being the same property conveyed to Homer Leroy Wray and wife, Jewel Wray, by deed from James D. Reynolds and wife, of record in Book 2298, page 281, Register's Office, for Davidson County, Tennessee.
This conveyance is made subject to restrictions filed for record prior to February 15, 1950, in Book 1229, page 325, in Book 1786, page 90, and restrictions filed for record July 14, 1950, in Book 1855, page 225, all of record in the Register's Office, and the plan of record in Book 1835, page 20, shows an Owner's Certificate, a 50-foot set-back line from Ravenwood Drive, a 10-foot easement for public utilities along the north line and across the rear, and an anchor easement 5 feet in width along the easterly 20-feet of the south line.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said L. D. R. Gearlds and wife, Trella H. Gearlds their heirs and assigns, forever.

And We do covenant with the said L. D. R. Gearlds and wife, Trella H. Gearlds 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 assumed by Grantees herein.

And We, Homer Leroy Wray and wife, Jewel Wray do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said L. D. R. Gearlds and wife, Trella H. Gearlds their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness Our hands this 26th day of July, 19 55

Homer Leroy Wray
Homer Leroy Wray

Jewel Wray
Jewel Wray

STATE OF Georgia
Fulton County

Personally appeared before me, Hubert C. Phillips, a Notary Public in and for said County and State, the within named Homer Leroy Wray and wife, Jewel Wray

the bargainer s, 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 30 day of July, 19 55

Commission expires June 4, 1957

Hubert C. Phillips
Notary Public, Georgia State at large

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