K 2444

For and in consideration of the sum of $ 15,100.00 - - - - - - - - - - - - - - - - - - - -

- - - - - - - - - FIFTEEN THOUSAND ONE HUNDRED AND NO/100 - - - - - - - - - DOLLARS

cash in hand paid by Kenneth W. Taylor and wife, Kathleen A. Taylor, the receipt of which is hereby acknowledged,

we, S. Briggs Burkhalter and wife, Jean E. Burkhalter,

have bargained and sold, and by these presents do transfer and convey unto the said Kenneth W. Taylor and wife, Kathleen A. Taylor,

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. 37 on the Plan of Eastland Acres, Section I, as of record in Book 2133, page 103, Register's Office for said County.

Said Lot No. 37 fronts 85 feet on the northeasterly side of Barclay Drive and runs back between lines, 365.7 feet on the northwesterly line and 375 feet on the southeasterly line to a dead line in the rear which is a broken line on which it measures 87.1 feet.

Being part of the property conveyed to S. Briggs Burkhalter and wife, Jean E. Burkhalter, by deed from Southern Homesites, Inc., of record in Book 2291, page 266, said Register's Office.

This conveyance is made subject to restrictions of record in Book 2284, page 612, Register's Office for Davidson County, Tennessee, and the plan of record in Book 2133, page 103, which shows an Owner's Certificate, a 35-foot set-back line from Barclay Drive and a 10-foot easement along the northeasterly rear line of the lot 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 Kenneth W. Taylor and wife, Kathleen A. Taylor, their heirs and assigns, forever.

And we do covenant with the said Kenneth W. Taylor and wife, Kathleen A. Taylor, 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 taxes for 1955 which have been prorated and assumed by the Grantees herein.

And we, S. Briggs Burkhalter and wife, Jean E. Burkhalter, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Kenneth W. Taylor and wife, Kathleen A. Taylor, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 1st day of August, 1955.

S. Briggs Burkhalter

Jean E. Burkhalter

STATE OF TENNESSEE
Davidson County

Personally appeared before me, H. Paul Griffin, a Notary Public in and for said County and State, the within named S. Briggs Burkhalter and wife, Jean E. Burkhalter, the bargainor 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 Nashville, Tennessee, this 5th day of August, 1955.

Commission expires October 3, 1955

H. Paul Griffin
Notary Public

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 5 day of AUG A.D. 1955 at 1:37 o'clock P.M.
Noted in Book 2444 Page 52
Recorded in Book 2444 Page 150
Recording fee $ 2.00
JAMES P. WILSON, Register
By [illegible] D.R.

WARRANTY DEED

FROM

S. BRIGGS BURKHALTER AND WIFE,

JEAN E. BURKHALTER

TO

KENNETH W. TAYLOR AND WIFE,

KATHLEEN A. TAYLOR

66989

Published by

G 150