K 2445

WARRANTY DEED Form 1401 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 the grantees herein and 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 ~~bargained~~ and sold, and by these presents does transfer and convey unto the said Henry L. Trail and wife, Lillie G. Trail

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 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. 1 fronts 61 feet on the north side of Delk Avenue and runs back 150 feet on the west line and 178.8 feet on the east line, to a dead line in the rear measuring 46.1 feet thereon.

Being part of the property conveyed to Richland Development Company, Incorporated, by deed from W. L. Bainbridge, Jr. and wife, of record in Book 2438, 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 Henry L. Trail and wife, Lillie G. Trail their heirs and assigns, forever.
And Richland Development Company, Incorporated, a corporation as aforesaid, does ~~and~~ covenant with the said Henry L. Trail and wife, Lillie G. Trail that it is lawfully seized and possessed of said land in fee simple; ~~has~~ 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 as aforesaid does ~~for~~ further covenant and bind itself, its successors ~~heirs~~ and representatives, to warrant and forever defend the title to the said land to the said grantees herein their heirs and assigns against the lawful claims of all persons, whomsoever.
IN WITNESS WHEREOF, said RICHLAND DEVELOPMENT COMPANY, INCORPORATED, has caused this ~~Witness~~ ~~hand~~ ~~this~~ ~~day~~ ~~of~~ instrument to be executed by ~~its~~ its duly authorized officers on this 9th day of August, 1955.

RICHLAND DEVELOPMENT COMPANY, INCORPORATED

Attest: Evelyn Strasser
Evelyn Strasser, Secretary

By: W. L. Bainbridge Jr.
W. L. Bainbridge, Jr., President

(SEE CORPORATION ACKNOWLEDGEMENT OVER)

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 135