K 2448

**WARRANTY DEED**

**For and in consideration of the sum of** - - - - - - - - - - -Ten and No/100- - - - - - - - - - - - - - - - - - - - - - - - -($10.00)- - - - - - - - - - - - - - - - - **DOLLARS**

cash in hand paid and other good and valuable considerations, the receipt of all of which is hereby acknowledged, I, Ewing O. Harper, Jr.

_____ **have bargained and sold, and by these presents do transfer and convey unto the said** Howard Lee VanDresser and wife, Edith VanDresser,

their **heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:**

Land in Davidson County, Tennessee, being Lot No. 68 on the Plan of Happy Acres of record in Book 2331, page 63, Register's Office for said County.

Said Lot No. 68 fronts 151.5 feet on the southerly side of Lyncrest Drive and runs back between parallel lines, 218.3 feet on the Easterly line and 188.2 feet on the westerly line, which is a broken line to a dead line in the rear, measuring 152.6 feet thereon.

Being part of the same property conveyed to Ewing O. Harper, Jr. by deeds of record in Book 2155, page 271, Book 2140, page 499 and Book 1389, page 151, said Register's Office.

This conveyance is subject to Restrictive Covenants contained in an instrument dated August 30, 1955 and filed for record August 31, 1955 in Book 2447, page 557, said Register's Office for Davidson County, Tennessee.

Lillian G. Harper joins in this conveyance for the purpose of releasing any and all rights she may have in the above described property as the wife of Ewing O. Harper, Jr. expressly including homestead, dower and other marital exemptions.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Howard Lee VanDresser and wife, Edith VanDresser

their heirs and assigns, forever.

And I do covenant with the said Howard Lee VanDresser and wife, Edith VanDresser that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And I, Ewing O. Harper, Jr.

do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Howard Lee VanDresser and wife Edith VanDresser, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 31st day of August, 19 55

Lillian G. Harper

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Charles F. Brown, a Notary Public in and for said County and State, the within named Ewing O. Harper, Jr. and wife, Lillian G. Harper

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained

Witness my hand and official seal at office, this 31st day of August, 19 55

Commission expires February 15, 1958.

Charles F. Brown
Notary Public

POORE & PARKES CO. NASHVILLE

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