K 2448



WARRANTY DEED 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,

the receipt of which is hereby acknowledged,

E. S. Evans, Inc., a Tennessee Corporation,

has ~~have~~ bargained and sold, and by these presents ~~do~~ does transfer and convey unto the said Robert A. Kippes and wife, Martha Ann Kippes, their

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

Being Lot No. 134 on the Map of Donelson Hills, of record in Book 2331, pages 22 and 23, Register's Office for said County, and described as follows:
Beginning at a point in the southeasterly margin of Dearborn Drive at the corners of Lots 95 and 134; thence with the line between said lots southeasterly 147.7 feet to the line of Lot 133; thence with the line between Lots 133 and 134, northeasterly 135.2 feet to the southwesterly margin of Graeme Drive; thence with the margin of the same northwesterly 125.99 feet to the beginning of a curve; thence around said curve westerly 31.42 feet to the margin of Deaborn Drive; thence with the margin of the same southwesterly 115 feet to the point of beginning.
Being part of the property conveyed to E. S. Evans, Inc., by deed from Herschel Greer, etals, of record in Book 2444, page 457, Register's Office for said County.

The above described property is conveyed subject to restrictive covenants of record in Book 2396, page 365, 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 Robert A. Kippes and wife, Martha Ann Kippes, their

heirs and assigns, forever.

And the grantor herein, does ~~do~~ covenant with the said Robert A. Kippes and wife, Martha Ann Kippes

that it is lawfully seized and possessed of said land in fee simple; have a good right to convey it. and the same is unencumbered, except by 1955 taxes, which the grantors herein assume and agree to pay.

And E. S. Evans, Inc., a Tennessee Corporation, does

~~do~~ further covenant and bind itself, its successors ~~heirs~~ and representatives, to warrant and forever defend the title to the said land to the said Robert A. Kippes and wife, Martha Ann Kippes, their heirs and assigns against the lawful claims of all persons, whomsoever.

~~WITNESS my hand this day of 19~~
In witness whereof E. S. Evans, Inc., has caused this instrument to be executed by its duly authorized officers on this 2 day of September, 1955.

E. S. Evans, Inc.

By E. S. Evans, 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

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