K 2449

WARRANTY DEED

For and in consideration of the sum of Fourteen Thousand Five Hundred Fifty and No/100 ----- ----------$14,550.00---------- **DOLLARS**, Cash in hand paid by Paul L. Andrews and wife, Myra Lou Andrews, the receipt of which is hereby acknowledged,

Montague Construction Company, Inc.,
a Tennessee Corporation with its principal office and place of business at
Nashville, Tennessee

has ~~bargained~~ **bargained and sold, and by these presents do/es transfer and convey unto the said** Paul L. Andrews and wife, Myra Lou Andrews

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. 124 on the Plan of Brentwood Hall, Section V, as of record in Book 2133, page 127, Register's Office for said County.
Said Lot No. 124 fronts 106.0 feet on the southerly side of Landon Drive, and runs back between lines, 182.0 feet on the westerly line and 185.9 feet on the easterly line to a dead line in the rear, measuring 104.8 feet thereon.
Being part of the property conveyed to Montague Construction Company, Inc., by deed from Thomas M. Fritchett et al, of record in Book 2346, page 15, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to Restrictive covenants of record in Book 1788, page 143, in Book 2198, page 3, and in Book 2299, page 551, Register's Office for Davidson County, Tennessee, and the plan of record in Book 2133, page 127, said Register's Office, which shows a 40 foot setback line from Landon Drive, a 10 foot easement along the rear of the lot for public utility purposes and a 10 foot easement along the easterly line of the lot for public utility purposes.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Paul L. Andrews and wife, Myra Lou Andrews their **heirs and assigns, forever.**

And it does ~~do~~ **covenant with the said** Paul L. Andrews and wife, Myra Lou Andrews **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 1955 taxes which have been prorated and are hereby assumed by the purchasers.

And Montague Construction Company, Inc. **do/es further covenant and bind** itself, its successors ~~heirs~~ **and representatives, to warrant and forever defend the title to the said land to the said** Paul L. Andrews and wife, Myra Lou Andrews their **heirs and assigns against the lawful claims of all persons, whomsoever.**

IN WITNESS WHEREOF MONTAGUE CONSTRUCTION COMPANY, INC., a Corporation aforesaid has ~~Witness our hand~~ this ~~day of~~ ~~, 19~~ caused this instrument to be executed by its duly authorized officers on this 7th day of September, 1955.

MONTAGUE CONSTRUCTION COMPANY, INC.,

ATTEST:

Clarence Hager
Clarence Hager, Secretary-Treasurer

By: C. F. Hoover
C. F. Hoover, 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 office, this _____ **day of** _____, **19**____

Commission expires _____

_____
Notary Public

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