K 2449

WARRANTY DEED Form 1001 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 Clark B. Tippens, Jr. and wife, Martha Lane Tippens, and other valuable and sufficient considerations, receipt of all of which is hereby acknowledged,

We, M. E. Groce and wife, Fairie F. Groce

have bargained and sold, and by these presents do transfer and convey unto the said

- - - Clark B. Tippens, Jr. and wife, Martha Lane Tippens, 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. 3 on the Plan of the Subdivision of West Meade Farms, Inc., Section 1, as of record in Book 1424, page 47, Register's Office for said County.
Said lot No. 3 fronts 264.6 feet on the northerly side of the Harding Road and runs back between parallel lines, 599.3 feet to a dead line.
Being the same property conveyed to M. E.Groce and wife, Fairie F. Groce by deed from Goodloe S.Chaffin et al, of record in book 2016, page 493, said Register's Office.

This conveyance is made subject to the following:

Ten-foot easement for public utilities along northerly line of premises, 100 foot building setback line from Harding Road, and conditions of owners certificate, as shown on plan of record in book 1424, page 47, Register's Office for Davidson County, Tennessee, the latter providing that no lot shall be subdivided or changed to produce less area until a system of sewers is installed and approved, and not then if less area results than established by restrictions on property.

Restrictive covenants contained in an instrument executed by West Meade Farms, Inc., dated November 25, 1946, filed December 2, 1946, and recorded in book 1427, page 19, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Clark B. Tippens, Jr. and wife, Martha Lane Tippens, their

heirs and assigns, forever.

And We do covenant with the said Clark B. Tippens, Jr. and wife, Martha Lane Tippens, 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 1955 taxes which the grantees assume & agree to pay, same having been prorated to Sept. 10, 1955.
And We, M. E. Groce and wife, Fairie F. Groce do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Clark B. Tippens, Jr. and wife, Martha Lane Tippens, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 9 day of September, 1955.

M. E. Groce
Fairie F. Groce

STATE OF TENNESSEE
Davidson County

Personally appeared before me, A. [illegible] WRIGHT JR, a Notary Public in and for said County and State, the within named M. E. Groce and Fairie F. Groce

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 9th day of September, 1955.

Commission expires May 9, 1959

Notary Public

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