K 2449

WARRANTY DEED

For and in consideration of the sum of Thirteen Thousand Nine Hundred and No/100 ----------
----------$13,900.00 ----------**DOLLARS**
Cash in hand paid by Richard G. Patton and wife, Miriam W. Patton, the receipt of which is hereby acknowledged, we,

H. L. Wright and H. A. Thomas, partners,
d/b/a
Wright and Thomas

have bargained and sold, and by these presents do transfer and convey unto the said Richard G. Patton and wife, Miriam W. Patton
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. 76 on the Revised Plat of Lots 72, 73, 74 and 76 Knob Section, Lincoya Hills, of record in Book 2330, page 36, Register's Office for said County, described as follows:
Said Lot No. 76 fronts 95 feet on the westerly side of Knobview Drive, and runs back 274.3 feet on the southerly line, and 345.2 feet on the northerly line, which is a broken line, to a dead line in the rear measuring 56.2 feet
Being part of the property conveyed to H. L. Wright and H. A. Thomas, partners, d/b/a Wright and Thomas, by deed of record in Book 2394, page 288, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants of record in Book 2333, page 87, Register's Office for Davidson County, Tennessee, and the plan of record in Book 2330, page 36, said Register's Office, which shows a 60 foot building setback line from Knobview Drive, a 10 foot easement for public utilities along the rear and a portion of the north line of said lot, and an anchor easement 2.5 x 20 feet on the north east corner.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Richard G. Patton and wife, Miriam W. Patton
their **heirs and assigns, forever.**

And we **do covenant with the said** Richard G. Patton and wife, Miriam W. Patton
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.**

And we, H. L. Wright and H. A. Thomas, partners, d/b/a Wright and Thomas
do further covenant and bind ourselves, our **heirs and representatives, to warrant and forever defend the title to the said land to the said** Richard G. Patton and wife, Miriam W. Patton
their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hand** s **this** 9th **day of** September, **19** 55

WRIGHT AND THOMAS
By: H L Wright
Partner
By: H. A. Thomas
Partner

STATE OF TENNESSEE
Davidson County

Personally appeared before me, O. G. Jones, **a Notary Public in and for said County and State, the within named** H. L. Wright and H. A. Thomas, partners, d/b/a Wright and Thomas
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 office, this 9th day of September, 1955
My commission expires May 11, 1959

O. G. Jones, **Notary Public**

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