K 2450

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 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~~ does transfer and convey unto the said

Louis E. Kempf and wife, Angela M. Kempf, 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. 96 on the Map of Donelson Hills, as of record in Book 2331, page 22, Register's Office for said County.

Said Lot No. 96 fronts 109.99 feet on the easterly side of Dearborn Drive and runs back between lines, 185.9 feet on the northerly line and 206.4 feet on the southerly line to a dead line in the rear measuring 73.2 feet thereon.

Being the same property conveyed to E. S. Evans, Inc., by deed from Herschel Greer, et al, of record in Book 2444, page 458, said Register's Office.

The above described property is conveyed subject to restrictive covenants of record in Book 2396, page 365, Register's Office for said County.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Louis E. Kempf and wife, Angela M. Kempf, their heirs and assigns, forever.

And the grantor, does covenant with the said Louis E. Kempf and wife, Angela M. Kempf 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 grantees herein assume and agree to pay.

And E. S. Evans, Inc., a Tennessee Corporation, does further covenant and bind itself, its successors ~~heirs~~ and representatives, to warrant and forever defend the title to the said land to the said grantees herein, their heirs and assigns against the lawful claims of all persons, whomsoever.

In witness whereof E. S. Evans, Inc., has caused this instrument to be executed by its duly authorized officers on the 16 day of September, 1955.

ATTEST: David U. Crockett
David U. Crockett, Secretary

E. S. EVANS, INC.
By: E. S. Evans
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 purpose therein contained. Witness my hand and official seal at ____________, Tennessee, this ___ day of ____________, 19___

Commission expires ____________ Notary Public

G 351