K 2451

WARRANTY DEED

For and in consideration of the sum of ($10.00)

- - - - - - - - - - - - - TEN AND NO/100 - - - - - - - - - - - - - - - - - DOLLARS

cash in hand paid and other good and valuable considerations, paid by the grantee, the receipt of which is hereby acknowledged, and the assumption by the grantee herein, of an unpaid principal balance of $9,837.16 of an original note dated February 1, 1954, in the amount of $10,200.00, which note is secured by a Deed of Trust executed by John W. White, Jr. and wife, to Calvin Cockrill, Trustee, of record in Book 2234, page 9, Register's Office for Davidson County, Tennessee.

We, John W. White, Jr. and wife, Ellen B. White,

have bargained and sold, and by these presents do transfer and convey unto the said Nelda D. Murphy, her

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. 257 on the Map of Section 3, Crieve Hall Estates, as of record in Book 2133, page 59, Register's Office for Davidson County, Tennessee.

Lot No. 257 fronts 130 feet on the westerly margin of Trousdale Drive and runs back 222.8 feet on the northerly line and 218 feet on the southerly line, to a dead line, measuring 207.8 feet thereon.

Being the same property conveyed to John W. White, Jr., and wife, Ellen B. White, by deed from Lewis E. Gaines, et al., of record in Book 2247, page 306, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictions of record in Book 2154, page 326, said Register's Office, and the Plan of record in Book 2133, page 59, said Register's Office, shows an Owner's Certificate, a 50-foot setback line from Trousdale Drive, and a 10-foot easement for public utilities across the rear of said lot.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Nelda D. Murphy, her heirs and assigns, forever.

And we do covenant with the said Nelda D. Murphy, 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 as above set out.

And we, John W. White, Jr. and wife, Ellen B. White, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Nelda D. Murphy, her heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 21st day of September, 1955.

[redacted]

John W. White, Jr.

Ellen B. White

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Julius B. Gore, Jr., a Notary Public in and for said County and State, the within named John W. White, Jr. and Ellen B. White

the bargainer, 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 21st day of September, 1955.

My Commission expires April 22, 1957.

Julius B. Gore, Jr.
Notary Public

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