K 2451

WARRANTY DEED

For and in consideration of the sum of Ten Thousand Five Hundred and No/100 ----------
----------$10,500.00 ----------**DOLLARS**

Cash in hand paid by Joseph Edward Powell and wife, Shirley W. Powell, the receipt of which is hereby acknowledged, we,

Amos S. Rader and wife, Mary Ellen Rader

_____ **have bargained and sold, and by these presents do transfer and convey unto the said** Joseph Edward Powell and wife, Shirley W. Powell

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. 89 on the Map of Woodberry Park Subdivision, as of record in book 2133, pages 117, 118 and 119, Register's Office for Davidson County, Tennessee.
Said Lot No. 89 fronts 105 feet on the southeasterly margin of Hibbetts Road and extends back between lines 177.3 feet on the northeasterly line and 162.6 feet on the southwesterly line to a dead line in the rear measuring 94.5 feet thereon.
Being a part of the property conveyed to Amos S. Rader by warranty deed from Andrew Ewing, Trustee, as of record in book 2345, page 309, said Register's Office.

This conveyance is made subject to restrictive covenants of record in book 3297, page 124, Register's Office for Davidson County, Tennessee, and the plan of record in book 2133, pages 117, 118 and 119, said Register's Office, which shows a 50 foot set back line from Hibbetts Road and a 10 foot easement for [illegible] between the rear of the 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 Joseph Edward Powell and wife, Shirley W. Powell
_____ their **heirs and assigns, forever.**

And we **do covenant with the said** Joseph Edward Powell and wife, Shirley W. Powell
_____ **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 1979 taxes which have been prorated and are hereby assumed by the purchasers.

And we, Amos S. Rader and wife, Mary Ellen Rader
do further covenant and bind ourselves, our **heirs and representatives, to warrant and forever defend the title to the said land to the said** Joseph Edward Powell and wife, Shirley W. Powell
_____ their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hand** this 18th **day of** September, **19** 79

Amos S. Rader

Mary Ellen Rader

STATE OF TENNESSEE
Davidson County

Personally appeared before me, C. B. Jones, **a Notary Public in and for said County and State, the within named** Amos S. Rader and wife, Mary Ellen Rader
_____
_____
the bargainor, 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 18th **day of** September, **19** 79

Commission expires May 21, 1983

C. B. Jones
Notary Public

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