K 2451

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 Haggard W. Newman and wife, Gradie H. Newman, and other good and valuable considerations, receipt of which are hereby acknowledged,

Ray E. Garrett and wife, Ruth F. Garrett,

have bargained and sold, and by these presents do transfer and convey unto the said Haggard W. Newman and wife, Gradie H. Newman **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. 15 on the Plan of Section IV, Pleasant Acres as of record in Book 2133, page 121, Register's Office for said County.

Said Lot No. 15 fronts 165 feet on the westerly side of Saunders Drive and runs back between lines measuring 256.5 feet on the north line and 309.25 feet on the south line to a dead line measuring 131.96 feet thereon.

Said measurements of the south and westerly lines having been corrected on the Plan of record and by surveyors certificate of corrections of record in Book 2481, page 172, said Register's Office.

Being part of the same property conveyed to Ray E. Garrett by deed from Herriss C. Bailey, Trustee of record in Book 2346, page 617, said Register's Office.

This conveyance is subject to restrictions of record in Book 2238, page 445, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Haggard W. Newman and wife, Gradie H. Newman **their heirs and assigns, forever.**

And we do covenant with the said Haggard W. Newman and wife, Gradie H. Newman **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 taxes for 1955 which are pro rated and assumed by the grantee here in.

And we, Ray E. Garrett and wife, Ruth F. Garrett **do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said** Haggard W. Newman and wife, Gradie H. Newman **their heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our hands this 20 **day of** September, **19** 55.

Ray E. Garrett

Ruth F. Garrett

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Jessie E. Overton, a Notary Public in and for said County and State, the within named Ray E. Garrett and wife, Ruth F. Garrett

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 20th day of September, 19 55

Commission expires October 25, 1958

Jessie E. Overton
Notary Public

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