K 2451

WARRANTY DEED

For and in consideration of the sum of ----------$15,250.00----------

----------FIFTEEN THOUSAND TWO HUNDRED FIFTY AND NO/100----------**DOLLARS**

Cash in hand paid by W.M. Carden and wife, Gladys D. Carden, the receipt of which is hereby acknowledged, Montague Construction Company, Inc., a Tennessee Corporation with its principal office and place of business at Nashville, Tennessee,

has ~~has~~ **bargained and sold, and by these presents do/transfer and convey unto the said** es
W.M. CARDEN AND WIFE, GLADYS D. CARDEN

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. 123 on the Plan of Brentwood Hall, Section V, as of record in book 2133, page 127, Register's Office for said County. Said Lot No. 123 fronts 96 feet on the southerly side of Landon Drive, and runs back between lines, 190 feet on the westerly line and 182 feet on the easterly line, to a dead line in the rear measuring 121.6 feet on said dead line.
Being a part of the same property conveyed to Montague Construction Company, Inc, by deed from Thomas M. Pritchett and Landon K. Smartt, of record in book 2346, page 15, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants of record in book 1788, page 143; book 2198, page 3, and book 2299, page 551, and the Plan of record in book 2133, page 127, Register's Office for Davidson County, Tennessee, which shows a 40 foot setback line from Landon Drive, and a 10 foot easement across the rear of the lot for utility purposes.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said W. M. CARDEN AND WIFE, GLADYS D. CARDEN
THEIR heirs and assigns, forever.

And it does ~~do~~ **covenant with the said** W.M. CARDEN AND WIFE, GLADYS D. CARDEN
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.**

And MONTAGUE CONSTRUCTION COMPANY, INC., does
~~do~~ **further covenant and bind** itself, its successors ~~heirs~~ **and representatives, to warrant and forever defend the title to the said land to the said** W.M. CARDEN AND WIFE, GLADYS D. CARDEN
their **heirs and assigns against the lawful claims of all persons, whomsoever.**

IN WITNESS WHEREOF, MONTAGUE CONSTRUCTION COMPANY, INC., a Corporation aforesaid has caused [illegible] this instrument to be executed by its duly authorized officers on this 26th day of September 1955.

~~MONTAGUE CONSTRUCTION COMPANY, INC.~~

ATTEST:
Clarence Hager
Clarence Hager, Secty.-Treas.

BY: C. F. Hoover
C. F. Hoover, President

STATE OF TENNESSEE
Davidson County

Personally appeared before me, ----------, **a Notary Public in and for said County and State, the within named** ----------

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the bargainor, **with whom I am personally acquainted, and who acknowledged that** ----------
executed the within instrument for the purposes therein contained

Witness my hand and official seal at office, this ---------- **day of** ----------, **19**----

Commission expires ----------

Notary Public

PG 433