K 2453

WARRANTY DEED

For and in consideration of the sum of Ten Thousand Two Hundred Fifty and No/100 ----------

----------$10,250.00 ----------**DOLLARS**

Cash in hand paid by James D. Pyburn, Jr. and wife, Ruth Parker Pyburn, the receipt of which is hereby acknowledged,

SOUTHERN DEVELOPMENT COMPANY
a Tennessee Corporation with its principal office and place of business at Nashville, Tennessee

has ~~bargained~~ bargained and sold, and by these presents do/transfer and convey unto the said James D. Pyburn, Jr. and wife, Ruth Parker Pyburn

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. 134 on the Map of Beverly Heights Subdivision, as of record in Book 2351, page 26, Register's Office for said County.
Said Lot No. 134 fronts 124.81 feet on the east side of Hopedale Drive, and runs back between lines, 253.2 feet on the north, and 250.3 feet on the south line, to a lear line in the rear measuring 113.9 feet.
Being part of the same property conveyed to Southern Development Company by deed from Lowell Walker, et als, of record in Book 2456, page 75, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants of record in Book 2401, page 391, Register's Office for Davidson County, Tennessee, and the Plan of record in Book [illegible], page 26, said Register's Office, which shows a 50 foot building setback line from Hopedale Drive, and a 10 foot easement for public utilities on the rear line 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 [illegible] heirs and assigns, forever.

And [illegible] do covenant with the said James D. Pyburn, Jr. and wife, Ruth Parker Pyburn that [illegible] lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And Southern Development Company do further covenant and bind [illegible] heirs and representatives, to warrant and forever defend the title to the said land to the said James D. Pyburn, Jr. and wife, Ruth Parker Pyburn heirs and assigns against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF SOUTHERN DEVELOPMENT COMPANY, a Tennessee Corporation, has caused its corporate name to be signed by its duly authorized officers on its behalf and its corporate seal to be hereunto affixed, this [illegible] day of [illegible], 19[illegible]. Witness my hand this [illegible] day of [illegible], 19[illegible]. Instrument to be executed by its duly authorized officers on its behalf and its corporate seal to be hereunto affixed.

ATTEST: SOUTHERN DEVELOPMENT COMPANY

Kenneth T. Whitaker, Asst. Sec. Louise Walker, Pres.

STATE OF TENNESSEE
Davidson County

Personally appeared before me, [illegible], a Notary Public in and for said County and State, the within named [illegible], 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 [illegible] day of [illegible], 19[illegible]

Commission expires [illegible]

Notary Public

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