K 2481

For and in consideration of the sum of Twelve Thousand and No/100 - - - - - - - - - - - -

- - - - - - - - - - - - $12,000.00 - - - - - - - - - - - - - - - - **DOLLARS**

Cash in hand paid by Steven Korpan and wife, Elisabeth A. Korpan, the receipt of which is hereby acknowledged, we

Joe V. Dobbs and wife, Ruby Dobbs

have bargained and sold, and by these presents do transfer and convey unto the said Steven Korpan and wife, Elisabeth A. Korpan,

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. 83 on the Map of [illegible] Acres Subdivision, as of record in Book 2133, pages 109 and 110, Register's Office for Davidson County, Tennessee.
Said Lot No. 83 fronts 118 feet on the southwesterly margin of Bel Air Drive and extends back between lines 561 feet, more or less, on the southeasterly line and 599 feet, more or less, on the northwesterly line, which is a broken line, to the center of Mill Creek measuring 20 feet, more or less, thereon.
Being a part of the property conveyed to Joe V. Dobbs by warranty deed from [illegible] Timmons and wife, Ruth H. Timmons, as of record in Book 2316, page 319, said Register's Office.

This conveyance is made subject to Restrictive covenants as contained in an instrument executed by E. C. Tinsen, et al, of record in Book 2294, page [illegible], and the plan of record in Book 2133, pages 109 and 110 shows an Owner's Certificate, a 125 ft. set back line from Bel Air Drive, an easement for utilities and for Mill Creek at 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 Steven Korpan and wife, Elisabeth A. Korpan, their **heirs and assigns, forever.**

And we **do covenant with the said** Steven Korpan and wife, Elisabeth A. Korpan **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.**

And we, Joe V. Dobbs and wife, Ruby Dobbs **do further covenant and bind** ourselves, our **heirs and representatives, to warrant and forever defend the title to the said land to the said** Steven Korpan and wife, Elisabeth A. Korpan, their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our hands this 1st. day of November, 19[illegible]

Joe V. Dobbs
Ruby [illegible]

STATE OF TENNESSEE
Davidson County

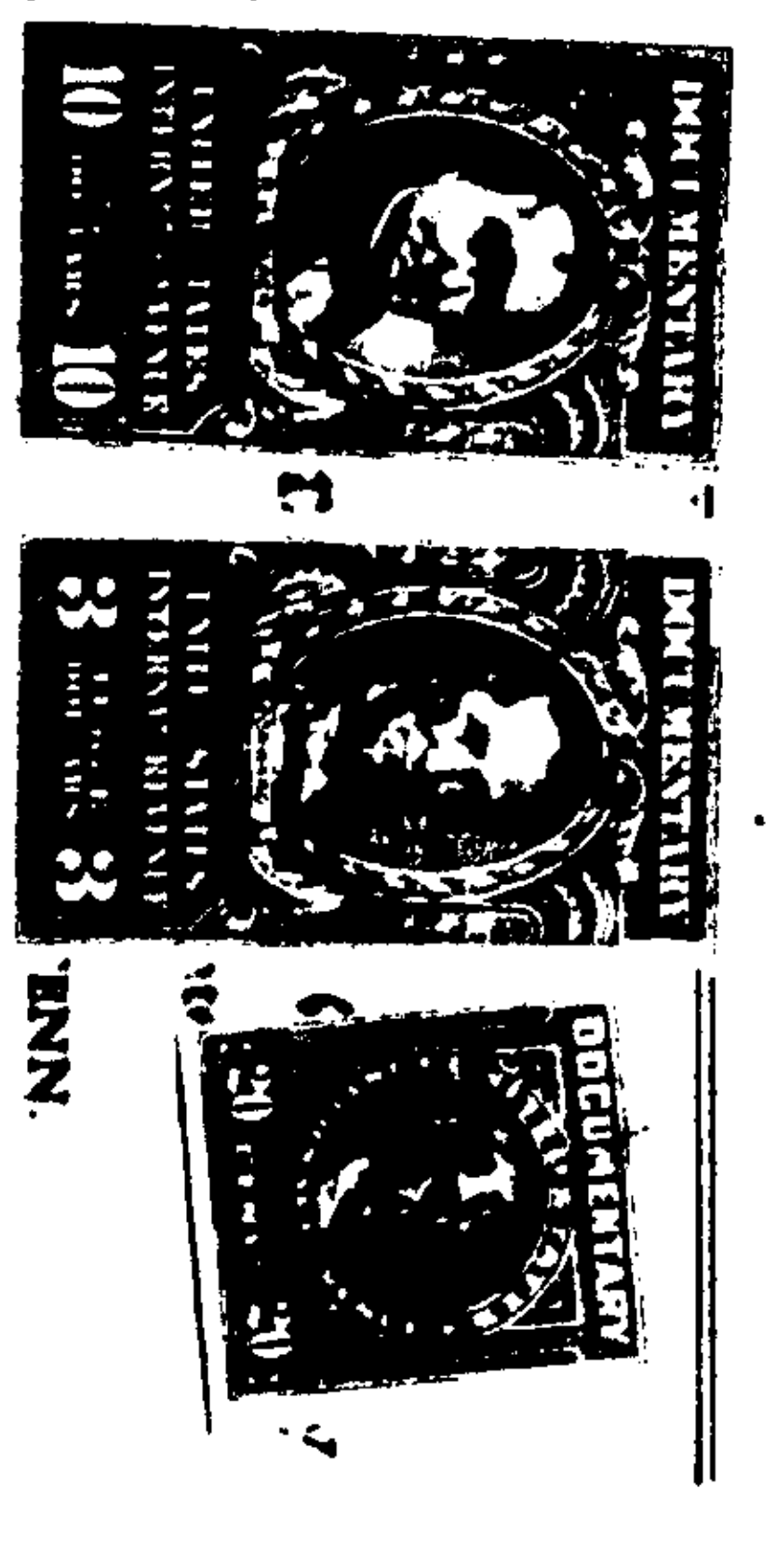
Personally appeared before me, [illegible], **a Notary Public in and for said County and State, the within named** Joe V. Dobbs and wife, Ruby Dobbs

the bargainors, 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 1st. **day of** November, **19**[illegible]

Commission expires [illegible]

Notary Public



WARRANTY DEED

FROM

Joe V. Dobbs and wife, Ruby Dobbs

77291

TO

Steven Korpan and wife,
Elisabeth A. Korpan

GUARANTY MORTGAGE CO. OF NASHVILLE

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Filed for record 1 day
NOV A.D. 1955
at 2:26 o'clock P M.
Noted in Book [illegible] Page [illegible]
Recorded in Book [illegible] Page [illegible]
Recording Fee $2.50
JAMES P. WILSON, Reg.
By [illegible] Dpt. Reg.

G 324