K 2481

WARRANTY DEED

For and in consideration of the sum of Twelve Thousand and No/100 - $12,000.00 - - - - - - - - - - - - - - - DOLLARS

Cash in hand paid by Earl S. Clanton III and wife, Thelma T. Clanton, the receipt of which is hereby acknowledged, we

N. H. Barker and Herschel Greer

have bargained and sold, and by these presents do transfer and convey unto the said Earl S. Clanton III and wife, Thelma T. Clanton, 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. 57 on the Map of Haynes Heights, Section II, as of record in Book 2331, pages 58 and 59, Register's Office for said County. Beginning at a point on the westerly side of Gardner Lane at the common corner of Lots 57 and 58; thence with the line between said lots westerly 187 feet to a point; thence southerly 221.7 feet to a point in the margin of Manila Street; thence easterly with the margin of same, 162 feet to the beginning of a curve; thence around said curve in a northeasterly direction 39.3 feet to a point in the margin of Gardner Lane; thence with the margin of same northerly 196.2 feet to the point of beginning.
Being a part of the same property conveyed to N. H. Barker and Herschel Greer by deed from L. H. Jordan and wife, of record in Book 2333, page 50, said Register's Office.

This conveyance is made subject to Restrictive covenants of record in Book 2445, page 301, R.O.D.C., Tennessee, and the Plan of record in Book 2333, pages 58 and 59, R.O.D.C., Tennessee shows an Owner's Certificate, a 50 foot building setback line from Manila Street, a 40 foot building setback line from Gardner Lane and a 10 foot easement along the north line for public utilities.

The said Herschel Greer having full power to convey the above described property as granted him in deed of record in Book 2333, page 50, R.O.D.C., Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Earl S. Clanton III and wife, Thelma T. Clanton, their heirs and assigns, forever.

And we do covenant with the said Earl S. Clanton III and wife, Thelma T. Clanton 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, N. H. Barker and Herschel Greer do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Earl S. Clanton III and wife, Thelma T. Clanton, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 1st. day of November, 19 55

Herschel Greer

STATE OF TENNESSEE
Davidson County

Personally appeared before me, O. G. Jones, a Notary Public in and for said County and State, the within named Herschel Greer

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

Witness my hand and official seal at office, this 1st. day of November, 19 55

My Commission expires May 11, 1959

O. G. Jones
Notary Public

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