K 2482

WARRANTY DEED Form 7001 Published by Tennessee Title Company

For and in consideration of the sum of $ 14,000.00

Fourteen Thousand and No/100 DOLLARS

Cash in hand paid by Edward R. Neely and wife, Hilda Neely, the receipt of which is hereby acknowledged, we,

H. H. Richardson and wife, Eva Richardson

have bargained and sold, and by these presents do transfer and convey unto the said Edward R. Neely and wife, Hilda Neely

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. 7 on the Map of Peerman Heights, Section II, as of record in Book 2083, page 110, Register's Office for said County, as follows:
Beginning at a point in the westerly margin of Tammany Drive at the corner of Lots 6 and 7; thence with said Drive in a southwesterly direction 110 feet to a concrete monument; thence around a curve in a northwesterly direction 39.27 feet to a monument in the northerly margin of McKennel Avenue; thence with said Avenue in a northwesterly direction 120 feet to a monument; thence along the rear of Lot 7, northeasterly 125 feet to the corner of Lots 6 and 7; thence with the line between said lots, southeasterly 141.5 feet to the point of beginning.
Being part of the property conveyed to H. H. Richardson by deed from W. H. Brown and wife, of record in Book 2107, page 307, said Register's Office.

This conveyance is made subject to Restrictions of record in Book 2435, page 391, Register's Office for Davidson County, Tennessee, and the Plan of record in Book 2083, page 110, said Register's Office, which shows a 30 foot set-back line from Tammany Drive and also from McKennel Avenue, and a 10 foot easement for public utilities along the rear line 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 Edward R. Neely and wife, Hilda Neely

their heirs and assigns, forever.

And we do covenant with the said Edward R. Neely and wife, Hilda Neely

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, H. H. Richardson and wife, Eva Richardson

do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Edward R. Neely and wife, Hilda Neely

their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 4th day of November, 19 55.

H. H. Richardson

Eva Richardson

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 H. H. Richardson and wife, Eva Richardson

the bargainor s, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purpose therein contained. Witness my hand and official seal at Nashville, Tennessee, this 4th day of November, 19 55

O. G. Jones
Notary Public

Commission expires May 11, 1959

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