K 2482

WARRANTY DEED — TENNESSEE TITLE COMPANY FORM

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid by William C. Kirkpatrick and wife, Elizabeth A.

hereinafter referred to as grantees, to OAKMONT DEVELOPMENT COMPANY, INCORPORATED, hereinafter referred to as grantor, and other good and valuable considerations, the receipt of which is hereby acknowledged, said grantor has bargained and sold and by these presents does transfer and convey unto the said grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 35 on the Plan of Section Two, Normal Heights, as of record in Book 2330, page 54, Register's Office for said County.
Said Lot No. 35 fronts 50 feet on the southwesterly side of Delk Avenue and runs back 150.1 feet on the northwesterly line and 150 feet on the southeasterly line, to the right-of-way of the Tennessee Central Railroad, on which it measures 50 feet.

Being the same property conveyed to OAKMONT DEVELOPMENT COMPANY, INCORPORATED, by deed from W. L. Bainbridge, Jr., and wife, of record in Book 2451, page 559, said Register's Office.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereunto belonging, to the said grantees, their heirs and assigns, forever.

AND grantor does covenant with the said grantees that grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered except by restrictive covenants of record in Book 2401, page 395, said Register's Office, said restrictions affect the north triangular corner of the lot and restrictions filed for record Jan. 3, 1955, in Book 2337, page 497, which affect the south remainder part of the lot.

AND grantor further covenants and binds itself, its successors and representatives to warrant and forever defend the title to the said land to the said grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF Oakmont Development Company, Incorporated, has caused this instrument to be executed by its duly authorized officers on this the 28th day of October, 1955.

OAKMONT DEVELOPMENT COMPANY, INCORPORATED

Attest: Evelyn Strasser
Evelyn Strasser, Secretary

By: W. L. Bainbridge Jr.
W. L. Bainbridge, Jr., President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Nancy Junius Hicks, a Notary Public in and for said County and State, personally appeared W. L. Bainbridge, Jr., and Evelyn Strasser, with whom I am personally acquainted and who upon their several oaths acknowledged themselves to be the President and Secretary, respectively of the OAKMONT DEVELOPMENT COMPANY, INCORPORATED, the within named bargainor, a corporation, and that they as such President and Secretary, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said W. L. Bainbridge, Jr., as such President, and attesting the same by the said Evelyn Strasser, as such Secretary.

Witness my hand and official seal at office at Nashville, Tennessee, on this the 28th day of October, 1955.

My commission expires July 11, 1956.

Nancy Junius Hicks
Notary Public

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