K 2483

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 Ralph Marquardt and wife, Hazel G. Marquardt, the receipt of which is hereby acknowledged, we,

F. L. Eubanks and wife, Helen L. Eubanks

have bargained and sold, and by these presents do transfer and convey unto the said Earl Ralph Marquardt and wife, Hazel G. Marquardt

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. 64 on the Map of Curreywood Acres Subdivision, as of record in Book 2133, pages 109 and 110, Register's Office for Davidson County, Tennessee.
Said Lot No. 64 fronts 103 feet on the southerly margin of Vinson Drive and extends back between lines 219.9 feet on the easterly line and 193 feet on the westerly line to a dead line in the rear measuring 131 feet thereon.
Being a part of the property conveyed to F. L. Eubanks by warranty deed from E. C. Vinson and W. L. Timmons, as of record in Book 2397, page 115, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants of record in Book 2294, page 506, Register's Office for Davidson County, Tennessee, and the plan of record in Book 2133, pages 109 and 110, said Register's Office, which shows a 40 foot setback line from Vinson Drive and a 10 foot easement for public utilities across the rear of the lot and anchor easements 2.5' x 20' at the northeasterly and northwesterly corners 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 Earl Ralph Marquardt and wife, Hazel G. Marquardt

their **heirs and assigns, forever.**

And we **do covenant with the said** Earl Ralph Marquardt and wife, Hazel G. Marquardt **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, F. L. Eubanks and wife, Helen L. Eubanks **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 Ralph Marquardt and wife, ~~Hazel G. Marquardt~~

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

Witness our **hand** s **this** 15th **day of** November, **19**55

F. L. Eubanks

Helen L. Eubanks

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** F. L. Eubanks and wife, Helen L. Eubanks

the ~~bargainor~~ s, **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 15th **day of** November, **19** 55

Commission expires May 11, 1959

O. G. Jones
Notary Public

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