K 2484

WARRANTY DEED Form 1601 Published by Tennessee Title Company

For and in consideration of the sum of $3,500.00- - - - - - - - - - - - - - - - - - - -

THIRTY-FIVE HUNDRED & NO/100- DOLLARS

cash in hand paid by Richard A. Carpenter and wife, Pattie S. Carpenter, the receipt of which is hereby acknowledged, We, E. C. Chance and wife, Malinda E. Chance, and Glenn H. Huffine and wife, Jo Rains Huffine, - - - - - - - - -

have bargained and sold, and by these presents do transfer and convey unto the said RICHARD A. CARPENTER AND WIFE, PATTIE S. CARPENTER, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in the 11th Civil District of said County, being a part of the Lands of R. L. Armistead and wife, and described according to a copy of a survey made by Harvey Gee, November 7, 1955, as follows:
BEGINNING at a point in the west line of the Chance lands in the east line of the Kennedy Lands, being 5 feet north of the present north margin of Old Hickory Boulevard, this being the southwest corner of the land herein described; thence along Kennedy's east line, north 4° 42' east 288.2 feet to a point; thence north 6° 25' west 168.38 feet to a point; thence south 88° 56' east 112.4 feet to the west line of the Burton Land; thence with Burton's west line, south 3° 14' west 307.1 feet to a point, which is 5 feet north of the present margin of Old Hickory Boulevard; thence north 84° 51' west, parallel to and 5 feet north of the north margin of said Boulevard, 107.85 feet to the point of beginning; it being the intent and purpose to herein describe the strip 5 feet wide along the north margin of Old Hickory Boulevard for highway purposes, and being part of the property conveyed to E. C. Chance and wife, Malinda E. Chance, and Glenn H. Huffine and wife, Jo Rains Huffine, by deed from Edwin E. (or Eugene) Pruett and wife, of record in Book 2443, page 389, Register's Office.
The above described property is sold and hereby conveyed subject to a 150-foot, building set-back line from the new north margin of Old Hickory Boulevard as established by said survey and a 10-foot easement along the east side line of said land.

(The undersigned Edwin E. Pruett joins in this conveyance for the following purpose and none other: That is to say that he is the true and lawful owner and holder of one note executed by the Grantors herein, secured by lien retained in deed of record in Book 2443, page 389, Register's Office for Davidson County, Tenn., and does hereby release said debt as to the land herein described but no further or otherwise.)

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Richard A. Carpenter and wife, Pattie S. Carpenter, their heirs and assigns, forever.

And we do covenant with the said Richard A. Carpenter and wife, Pattie S. Carpenter, 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, excepting 150-foot set-back line and 10-foot easement above mentioned.
And we, the Grantors, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Richard A. Carpenter and wife, Pattie S. Carpenter, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 9th day of November, 1955.

Glenn H Huffine
Jo Rains Huffine
E. C. Chance
Malinda E. Chance
Edwin E. Pruett
Frances Pruett

STATE OF TENNESSEE
Davidson County

Personally appeared before me, W. H. Landis, a Notary Public in and for said County and State, the within named E. C. Chance and wife, Malinda E. Chance, and Glenn H. Huffine and wife, Jo Rains Huffine, and Edwin E. Pruett, the bargainor, 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 Nashville, Tennessee, this 9th day of November, 1955.

W. H. Landis
Notary Public

Commission expires April 26, 1958

P.G 515