K 2485

WARRANTY DEED

For and in consideration of the sum of Twelve Thousand Five Hundred and No/100 ----------
----------$12,500.00 ----------**DOLLARS**

Cash in hand paid by James G. Kidd and wife, Nancy Lorene Kidd, the receipt of which is hereby acknowledged, we,

Charles V. Davis and wife, Sara B. Davis

_____ **have bargained and sold, and by these presents do transfer and convey unto the said** James G. Kidd and wife, Nancy Lorene Kidd

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. 18 on the Map of Brentwood Hall, Section 3, of record in Book 2133, page 14, Register's Office for Davidson County, Tennessee.
Said Lot No. 18 fronts 81 feet on the northside of Brentlawn Road and runs back 198.1 feet on the west line and 198.9 feet on the east line to a dead line, measuring 81 feet thereon.
Being the same property conveyed to Charles V. Davis and wife, Sara B. Davis, by deed from R. C. Adams and wife, of record in Book 2153, page 117, said Register's Office.

This conveyance is made subject to Restrictive covenants of record in Book 1788, page 143, in Book 2084, page 409 and in Book 2098, page 71, Register's Office for Davidson County, Tennessee, and the Plan of record in Book 2133, page 14, said Register's Office, which shows a 50 foot setback line from Brentlawn Road, and a 10 foot easement along the rear for utilities.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said James G. Kidd and wife, Nancy Lorene Kidd
their **heirs and assigns, forever.**

And we **do covenant with the said** James G. Kidd and wife, Nancy Lorene Kidd **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, Charles V. Davis and wife, Sara B. Davis
do further covenant and bind ourselves, our **heirs and representatives, to warrant and forever defend the title to the said land to the said** James G. Kidd and wife, Nancy Lorene Kidd
their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hand** s **this** 29th **day of** November, 1955

_____ Charles V. Davis

_____ Sara B. Davis

STATE OF ~~TENNESSEE~~ Florida
Davidson County

Personally appeared before me, Ruby McLeod, **a Notary Public in and for said County and State, the within named** Charles V. Davis and wife, Sara B. Davis

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 30th **day of** November, **19**55

Commission expires _____

Ruby McLeod
Notary Public

NOTARY PUBLIC STATE AT LARGE FLORIDA RUBY McLEOD

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