K 2485

WARRANTY DEED Form 1001 Published by Tennessee Title Company

For and in consideration of the sum of $ Twelve Thousand Two Hundred Fifty and No/100 - $12,250.00 - - - - - - - - - - DOLLARS

Cash in hand paid by Cleo C. Butrum and wife, Annie Bransford Butrum, the receipt of which is hereby acknowledged,

E. S. Evans, Inc.,
A Tennessee Corporation with its principal office and place of business at Nashville, Tennessee

have bargained and sold, and by these presents do/~~does~~ transfer and convey unto the said Cleo C. Butrum and wife, Annie Bransford Butrum,

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. 63 on the Map of Donelson Hills, as of record in Book 2331, pages 22 and 23, Register's Office for said County,

Said Lot No. 63 fronts 105 feet on the east side of Dearborn Drive and runs back between lines 165 feet on the north line and 195.1 feet on the south line to a dead line in the rear measuring 55.2 feet thereon.

Being part of the property conveyed to E. S. Evans, Inc., by deed from Herschel Greer, of record in Book 2396, page 559, said Register's Office.

This conveyance is made subject to restrictive covenants of record in Book 2396, page 365, and the plan of record in Book 2331, pages 22 and 23, shows an Owner's Certificate, a 70-foot setback line from Dearborn Drive and a 10-foot easement along the east rear line of the lot for public 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 Cleo C. Butrum and wife, Annie Bransford Butrum their heirs and assigns, forever.

And it do/~~es~~ covenant with the said Cleo C. Butrum and wife, Annie Bransford Butrum that it is lawfully seized and possessed of said land in fee simple; have a good right to convey it. and the same is unencumbered.

And E. S. Evans, Inc.
do/~~es~~ further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said Cleo C. Butrum and wife, Annie Bransford Butrum, their heirs and assigns against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF E. S. EVANS, INC., a corporation aforesaid has caused this instrument to be executed by its duly authorized officer on this 5th. day of December, 1955.

E. S. Evans, Inc.

BY: E. S. Evans, President

STATE OF TENNESSEE
Davidson County

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor, with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____, 19____.

Commission expires _____

Notary Public

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