K 2489

WARRANTY DEED

For and in consideration of the sum of ($10.00)
----------TEN AND NO/100---------- DOLLARS

cash in hand paid and other good and valuable considerations, paid by the grantees, the receipt of which is hereby acknowledged,

We, Luther T. Walton and Audney L. Rhoten,

have bargained and sold, and by these presents do transfer and convey unto the said Archie A. McElroy and wife, Margaret E. McElroy, 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. 104 on the Plan of Bellshire Estates, Section 3, of record in Book 2133, page 112, Register's Office for said County.

Said lot No. 104 fronts 175 feet on the southerly margin of Westchester Drive and runs back 298 feet on the westerly line and 295.2 feet on the easterly line to a dead line, measuring 110 feet thereon.

Being part of the same property conveyed to Luther T. Walton and Audney L. Rhoten by deed from Bellsmire Properties, Inc., of record in Book 2297, page 77, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictions of record in Book 2294, page 346, Register's Office, Davidson County, Tennessee, and the Plan of record in Book 2133, page 112, said Register's Office, shows an Owner's Certificate, a 65-foot setback line from Westchester Drive, and a 10-foot easement for public utilities across the east and south lines of said 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 Archie A. McElroy and wife, Margaret E. McElroy, their heirs and assigns, forever.

And we do covenant with the said Archie A. McElroy and wife, Margaret E. McElroy 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, Luther T. Walton and Audney L. Rhoten, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Archie A. McElroy and wife, Margaret E. McElroy, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand this 13th day of January, 1956.

Luther T. Walton

Audney L. Rhoten

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Hugh J. Bradley, a Notary Public in and for said County and State, the within named Luther T. Walton and Audney L. Rhoten 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 13th day of January, 1956.

Hugh J. Bradley
Notary Public

My Commission Expires April 21, 1959.

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