K 2489

WARRANTY DEED

For and in consideration of the sum of Eleven Thousand Seven Hundred Fifty and No/100 -----

----------$11,750.00 ----------DOLLARS

Cash in hand paid by S. B. Weatherspoon, Jr. and wife, Nancy T. Weatherspoon, the receipt of which is hereby acknowledged,

G.& H.Company, Inc.,
a Tennessee Corporation with its principal office and place of business at Nashville, Tennessee

has ~~bargained~~ and sold, and by these presents do transfer and convey unto the said S. B. Weatherspoon, Jr. and wife, Nancy T. Weatherspoon

their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Lot No. 140 on the Plan of Donelson Hills Subdivision, of record in Book 2331, page 22, Register's Office for Davidson County, Tennessee.
Said Lot No. 140 is more particularly described as beginning at a point on the northeasterly margin of the turn around of Graeme Drive, said point being the common corner of Lot 140 and Lot No. 141; thence in a northeasterly direction 167.8 feet to a point; thence along a line called S 39° 42' east 117.2 feet to root of 20' maple with iron pin; thence along the same line 331.1 feet to a point; thence in a southwesterly direction 103.6 feet to a point; thence in a southerly direction 472.31 feet to a point on the turn around of Graeme Drive; thence with said turn around in an easterly direction 35.07 feet to the point of beginning.
Being part of the same property conveyed to G. & H. Company, Inc., by deed from Herschel Greer, et al, of record in Book 2453, page 365, Register's Office for said County.

This conveyance is made subject to the Plan of record in Book 2331, page 22, Register's Office for Davidson County, Tennessee, which shows a 45' public utility easement at rear and 10' on the side, and restrictive covenants of record in Book 2396, page 365, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said S. B. Weatherspoon, Jr. and wife, Nancy T. Weatherspoon their heirs and assigns, forever.

And it does ~~do~~ covenant with the said S. B. Weatherspoon, Jr. and wife, Nancy T. Weatherspoon 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, except 1956 taxes which have been prorated and are hereby assumed by the purchasers.

And G. & H. Company, Inc., its successors and representatives, to warrant and forever do further covenant and bind itself, ~~its~~ defend the title to the said land to the said S. B. Weatherspoon, Jr. and wife, Nancy T. Weatherspoon, their heirs and assigns against the lawful claims of all persons, whomsoever.
IN WITNESS WHEREOF G. & H. COMPANY, INC., a Corporation aforesaid has caused this instrument to be executed by its duly authorized officers on this 23rd day of January 1956.

Attest:

Henry Earl Hawkins
Henry Earl Hawkins, Secretary-Treasurer

G. & H. COMPANY, INC.,
By: William C. Greer Jr.
William C. Greer, Jr., 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 office, this _____ day of _____, 19__

Commission expires _____

_____
Notary Public

G 581