K 2490

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 Melvin Lightford and wife, Alpheaus Pruitt Lightford, the receipt of which is hereby acknowledged, we

N. H. Barker and Herschel Greer

have bargained and sold, and by these presents do transfer and convey unto the said MELVIN LIGHTFORD AND WIFE, ALPHEAUS PRUITT LIGHTFORD **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. 45 on the Map of Haynes Heights, Sec. II, as of record in Book 2331, page 58 and 59, Register's Office for Davidson County, Tennessee.

Beginning at a point in the north margin of Manila Street at the corner of Lots 45 and 46; thence with the line between said lots northerly 191.8 feet to a point; thence westerly 210 feet to a point in the margin of Gardner Lane; thence southerly with said Lane 166.2 feet to the beginning of a curve; thence around said curve in a southeasterly direction 39.3 feet to a point in the margin of Manila Street; thence with the margin of said street easterly 185 feet to the point of beginning.

Being a part of the same property conveyed to N. H. Barker and Herschel Greer by deed from L. H. Jordan and wife of record in Book 2333, page 50, said Register's Office.

The said Herschel Greer having full power to convey the above described property as granted him in deed of record in Book 2333, page 50, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictive covenants, easements and set back lines that are applicable to the above described property.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Melvin Lightford and wife, Alpheaus Pruitt Lightford **their heirs and assigns, forever.**

And we **do covenant with the said** Melvin Lightford and wife, Alpheaus Pruitt Lightford **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, N. H. Barker and Herschel Greer **do further covenant and bind** ourselves, our **heirs and representatives, to warrant and forever defend the title to the said land to the said** Melvin Lightford and wife, Alpheaus Pruitt Lightford **their heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness my **hand** this 24th **day of** January, 1956

Herschel Greer

STATE OF TENNESSEE
Davidson County

Personally appeared before me, O. G. Jones, **a Notary Public in and for said County and State, the within named** Herschel Greer

with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained

Witness my hand and official seal at office, this 24th day of January, 1956

O. G. Jones
Notary Public

My Commission Expires May 11, 1959

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