K 2490

WARRANTY DEED

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 James R. Ladd and wife, Martha Louise Ladd, the receipt of which is hereby acknowledged, we,

R. R. Mincy and wife, Mariam Mincy

have bargained and sold, and by these presents do transfer and convey unto the said James R. Ladd and wife, Martha Louise Ladd 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. 142 on the Map of Kemper Heights Subdivision, as of record in book 2331, pages 65 and 66, Register's Office for Davidson County, Tennessee.
Said Lot No. 142 fronts 75 feet on the southerly margin of Westchester Drive, 211.3 feet on the easterly line and 253 feet on the westerly line to a dead line in the rear measuring 96.2 feet thereon.
Being a part of the property conveyed to R. R. Mincy and wife, Mariam Mincy, by warranty deed from J. R. Coarsey, Trustee, as of record in book 2448, page 267, said Register's Office.

This conveyance is made subject to restrictive covenants of record in book 2442, page 459, Register's Office for Davidson County, Tennessee, and the plan of record in book 2331, pages 65 and 66, said Register's Office, which shows a 10 foot easement for public utilities across the rear of the lot and an anchor easement 2.5' x 20' at the northeasterly corner of the 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 James R. Ladd and wife, Martha Louise Ladd their heirs and assigns, forever.

And we do covenant with the said James R. Ladd and wife, Martha Louise Ladd 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, except 1956 taxes which have been prorated and are hereby assumed by the purchasers.

And we, R. R. Mincy and wife, Mariam Mincy 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 R. Ladd and wife, Martha Louise Ladd their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 19th day of January, 19 56

R. R. Mincy

Mariam Mincy

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 R. R. Mincy and wife, Mariam Mincy 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 19th day of January, 19 56

O. G. Jones

My Commission Expires May 11, 1959

O. G. Jones Notary Public

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