**WARRANTY DEED** Form 1061 **Published by Tennessee Title Company**

**For and in consideration of the sum of $** 10.00 - - - - - - - - - - - - - - - - - - - - -

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cash in hand paid by Hobson L. Byars and wife, Gladys Byars, and other good and valuable considerations, the receipt of which is hereby acknowledged,

Suburban Properties, Inc., a Tennessee corporation, es

has **bargained and sold, and by these presents do/transfer and convey unto the said** Hobson L. Byars and wife, Gladys Byars,

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. 198 on the Map of Eastland Acres, Section IV, as of record in Book 2331, page 94, Register's Office for said County, to which plan reference is here made for a more complete and accurate description.

Being part of the property conveyed to Suburban Properties, Inc., by deed from W. P. Cooper, et al, of record in Book 2295, page 27, said Register's Office.

This conveyance is made subject to restrictions of record in Book 2490, page 90, Register's Office for Davidson County, Tennessee, and the plan of record in Book 2331, page 94, which shows an Owner's Certificate, certain easements and set-back lines.

**To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said** Hobson L. Byars and wife, Gladys Byars,

their **heirs and assigns, forever.**

Suburban Properties, Inc.,

**And/** does **covenant with the said** Hobson L. Byars and wife, Gladys Byars

**that** it is **lawfully seized and possessed of said land in fee simple;** has **a good right to convey it. and the same is unencumbered.**

**And** Suburban Properties, Inc., does

**further covenant and bind** itself, its/successors **and representatives, to warrant and forever defend the title to the said land to the said** Hobson L. Byars and wife, Gladys Byars,

their **heirs and assigns against the lawful claims of all persons, whomsoever.**

IN WITNESS WHEREOF, Suburban Properties, Inc., has caused this instrument to be executed by its duly authorized officers on this 31st day of January, 1956.

ATTEST: SUBURBAN PROPERTIES, INC.

By: H. Paul Griffin, Secretary

By: Calvin Cockrill, Vice 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