K 2491

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, Charles L. Bilyeu and wife, Juanita R. Bilyeu,

have bargained and sold, and by these presents do transfer and convey unto the said William C. Durham and wife, Ruby A. Durham, 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. 65 on the Plan of Woodycrest, Section 1, as of record in Book 1835, page 25, Register's Office for said County, described as follows:-

Beginning on the northwesterly margin of Rosemary Lane at the corner of Lots Nos. 65 and 66; thence with the line between Lots Nos. 65 and 66, westwardly 130 feet to the corner of Lots Nos. 65, 66 and 67; thence with the lines between Lots Nos. 65 and 67, southwestwardly 68.7 feet; thence South 38 degrees 04' West 30 feet to the corner of Lots Nos. 64 and 65; thence with the line between said two lots, southeastwardly 178 feet to the northwesterly margin of Rosemary Lane; thence with said Lane, northeastwardly 80 feet to the beginning.

Being the same property conveyed to Charles L. Bilyeu and wife, Juanita R. Bilyeu, by deed from James L. Devasher and wife, of record in Book 2141, page 111, said Register's Office.

This conveyance is made subject to restrictions of record in Book 1787, page 33, and in Book 1907, page 2, R. O. D. C. Tennessee, and a ten-foot easement for public utility purposes along the northerly and northeasterly lines of premises, 30 foot building setback line from Rosemary Lane and conditions of owners certificate as shown on plan in Book 1835, page 25, R.O.D.C. Tennessee, and right to cut trees granted Southern Bell Telephone & Tel. Co. of record in Book 1065, page 230, R.O.D.C.Tenn.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said William C. Durham and wife, Ruby A. Durham, their heirs and assigns, forever.

And we do covenant with the said William C. Durham and wife, Ruby A. Durham 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, Charles L. Bilyeu and wife, Juanita R. Bilyeu, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said William C. Durham and wife, Ruby A. Durham, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand this 24th day of January, 19 56.

Charles L. Bilyeu

Juanita R. Bilyeu

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 Charles L. Bilyeu and Juanita R. Bilyeu

the bargainers, 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 24th day of January, 19 56.

Commission expires April 21, 1959.

Hugh J. Bradley
Notary Public

HUGH J. BRADLEY NOTARY PUBLIC DAVIDSON COUNTY

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