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, Clarence H. Waldron and Daniel Smerchek, Jr.,

have bargained and sold, and by these presents do transfer and convey unto the said Robert L. Reasonover and wife, Fannie B. Reasonover, 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. 11 on the Plan of Bellshire Estates, Section 1, of record in Book 2133, page 125, Register's Office for said County.

Lot No. 11 fronts 84 feet on the southerly margin of Bell Lane and runs back 264 feet on the westerly line and 257 feet on the easterly line to a dead line, measuring 84.3 feet thereon.

Being part of the same property conveyed to Clarence H. Waldron and Daniel Smerchek, Jr. by deed from Bellshire Properties, Inc., of record in Book 2336, page 99, said Register's Office.

This conveyance is made subject to restrictions of record in Book 2294, page 340; Book 2298, page 109, Register's Office, Davidson County, Tennessee, and the Plan of record in Book 2133, page 125, said Register's Office, shows an Owner's Certificate, a 50-foot setback line from Bell Lane, and a 10-foot easement for public utilities across the southerly and easterly sides of said 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 Robert L. Reasonover and wife, Fannie B. Reasonover, their **heirs and assigns, forever.**

And we **do covenant with the said** Robert L. Reasonover and wife, Fannie B. Reasonover **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, Clarence H. Waldron and Daniel Smerchek, Jr. **do further covenant and bind** ourselves, our **heirs and representatives, to warrant and forever defend the title to the said land to the said** Robert L. Reasonover and wife, Fannie B. Reasonover, their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hand this** 6th **day of** February, 1956

Clarence H. Waldron

Daniel Smerchek Jr.

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** Clarence H. Waldron and Daniel Smerchek, Jr.

the bargainor, 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 6th **day of** February, 1956.

Commission expires April 21, 1959.

Hugh J. Bradley
Notary Public

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