K 2495

WARRANTY DEED

For and in consideration of the sum of Ten Thousand Nine Hundred and No/100 ----------

----------$10,900.00 ----------**DOLLARS**

Cash in hand paid by J. P. Dougherty and wife, Blanche L. Dougherty, the receipt of which is hereby acknowledged,

SOUTHERN DEVELOPMENT COMPANY,
a Tennessee Corporation with its principal office and place of business at Nashville, Tennessee

has ~~have~~ **bargained and sold, and by these presents do/~~does~~ transfer and convey unto the said** J. P. Dougherty and wife, Blanche L. Dougherty

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. 137 on the Map of Beverly Heights, Section I, of record in Book 2331, page 26, Register's Office for said County.
Said Lot No. 137 fronts 71.90 feet on the easterly side of Hopedale Drive and runs back between lines, measuring 207.7 feet on the north line and 185.8 feet on the south line to a line in the rear, measuring 79.1 feet thereon.
Being part of the same property conveyed to Southern Development Company, by deed from Herschel Greer, Vernon Williams and Lowell Walker of record in Book 2401, page 362, said Register's Office.

This conveyance is made subject to Restrictive covenants of record in Book 2401, page 362, Register's Office for Davidson County, Tennessee, and the Plan of record in Book 2331, page 26, said Register's Office, which shows a 75 foot building setback line from Hopedale Drive and a 20 foot easement on the rear for public utilities and a 20 foot easement on the northwest corner.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said J. P. Dougherty and wife, Blanche L. Dougherty

their **heirs and assigns, forever.**

And they **do covenant with the said** J. P. Dougherty and wife, Blanche L. Dougherty

that they **lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered,** except 1957 taxes which have been prorated and are hereby assumed by the purchasers.

And Southern Development Company

do further covenant and bind itself, its successors **heirs and representatives, to warrant and forever defend the title to the said land to the said** J. P. Dougherty and wife, Blanche L. Dougherty

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

IN WITNESS WHEREOF SOUTHERN DEVELOPMENT COMPANY, a Corporation has caused its name to be signed to this instrument by its duly authorized officers on this the 14th day of March 1956.

Attest: SOUTHERN DEVELOPMENT COMPANY

Kenneth T. Kitchings, Secretary — By: Lowell Walker, 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 office, this ____ **day of** ____, **19**

Commission expires ____

Notary Public

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