K 2497

WARRANTY DEED

For and in consideration of the sum of TWELVE THOUSAND NO/100 ---------- ($12,000.00) ---------- **DOLLARS**

Cash in hand paid by Joe Wallace Willis and wife, Idella Sloss Willis, the receipt of which is hereby acknowledged, we,

N. H. Barker and Herschel Greer

have bargained and sold, and by these presents do transfer and convey unto the said Joe Wallace Willis and wife, Idella Sloss Willis **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. 44 on the map of Haynes Heights Subdivision, Section II of record in Book 2331, page 56, Register's Office for Davidson County, Tennessee.
Said Lot No. 44 fronts 115.6 feet on the east side of Gardner Lane and runs back 303.7 feet on the north line and 210 feet on the south line to a broken line and measuring 199 feet thereon.
Being a part of the same property conveyed to N. H. Barker and Herschel Greer by deed from L. M. Jordan and wife, Carrie Jordan of record in Book 2331, page 56, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants of record in Book 3015, page 301, Register's Office for Davidson County, Tennessee, and the Plan of record in Book 2331, page 56, said Register's Office, which shows a 40 foot building set back line and easements for public utilities.

The said Herschel Greer having full power to convey the above described property as granted him in Deed of record in Book 2331, page 56, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Joe Wallace Willis and wife, Idella Sloss Willis **their heirs and assigns, forever.**

And we **do covenant with the said** Joe Wallace Willis and wife, Idella Sloss Willis **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, N. H. Barker and Herschel Greer **do further covenant and bind** ourselves, our **heirs and representatives, to warrant and forever defend the title to the said land to the said** Joe Wallace Willis and wife, Idella Sloss Willis **their heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness my **hand this** this 22nd **day of** March, **19** 56.

Herschel Greer

STATE OF TENNESSEE
Davidson County

Personally appeared before me, A. M. Tenison, **a Notary Public in and for said County and State, the within named** Herschel Greer **the bargainor, with whom I am personally acquainted, and who acknowledged that** he **executed the within instrument for the purposes therein contained**

Witness my **hand and official seal at office, this** 22nd **day of** March, **19** 56.

Commission expires February 6, 1957

A. M. Tenison **Notary Public**

G 425