K 2499

WARRANTY DEED

For and in consideration of the sum of TWELVE THOUSAND THREE HUNDRED AND NO/100 ----------
----------($12,300.00)---------- **DOLLARS**

Cash in hand paid by Arthur T. Gregory and wife, Betty E. Gregory, the receipt of which is hereby acknowledged, we

James E. Abernathy and Ernest L. Abernathy

_____ **have bargained and sold, and by these presents do transfer and convey unto the said** Arthur T. Gregory and wife, Betty E. Gregory

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. 114 and the westerly half of lot No. 115 on the Plan of Woodberry Park, as of record in book 2133, pages 117, 118 and 119, Register's Office for Davidson County, Tennessee.

Said Lot No. 114 and part of lot No. 115 fronts together 117 feet on the northerly side of Woodberry Drive and extends back 263.4 feet on the westerly line and 280.75 feet, more or less, on the easterly line to a dead line, measuring 117.9 feet thereon.

being part of the property conveyed to James E. Abernathy and Ernest L. Abernathy by deed from Andrew Ewing, Trustee, of record in book 2394, page 132, said Register's Office.

This conveyance is made subject to all restrictive covenants, easements and setback lines that are applicable to the above described property.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Arthur T. Gregory and wife, Betty E. Gregory
their **heirs and assigns, forever.**

And we **do covenant with the said** Arthur T. Gregory and wife, Betty E. Gregory
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, James E. Abernathy and Ernest L. Abernathy
do further covenant and bind ourselves, our **heirs and representatives, to warrant and forever defend the title to the said land to the said** Arthur T. Gregory and wife, Betty E. Gregory
their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hand s this** 4th **day of** April **, 19**56.

James E. Abernathy
Ernest L. Abernathy

STATE OF TENNESSEE
Davidson County

Personally appeared before me, A. H. Davidson, a Notary Public in and for said County and State, the within named bargainor, James E. Abernathy and Ernest L. Abernathy
the bargainor s, 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 4th day of April, 1956

Commission expires February 6, 1957

A. H. Davidson Notary Public

PIERCE & PIERCE CO., NASHVILLE

G 193