K 2499

WARRANTY DEED

For and in consideration of the sum of ELEVEN THOUSAND EIGHT HUNDRED FIFTY AND NO/100 ------ ----------($11,850.00)----------**DOLLARS**

Cash in hand paid by James Lewis Fletcher and wife, Mary Pauline Fletcher, the receipt of which is hereby acknowledged, we

Clarence E. Elrod and wife, Elaine C. Elrod

have bargained and sold, and by these presents do transfer and convey unto the said James Lewis Fletcher and wife, Mary Pauline Fletcher

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. 791 on the Plan of Cloverhill Subdivision, Section 4, as of record in Book 2351, p. 91, Register's Office for Davidson County, Tennessee.

Said Lot No. 791 fronts 90 feet on the southeasterly margin of Templewood Drive and extends back between lines 105 feet on the northeasterly line and 105 feet on the southwesterly line to a broken line in the rear measuring 90.0 feet thereon.

Title to the property conveyed to Clarence E. Elrod by warranty deed from [illegible], Trustee, as of record in Book 4041, p. 501, said Register's Office.

The conveyance is made subject to restrictive covenants of record in Book 5858, page 645, which read as follows: Restrictive covenants as of record in Book 4041, page 501, Register's Office for Davidson County, Tennessee, and the plan of record in Book 2351, page 91, which plan shows an easement certificate, a 10 feet rear line from Templewood Drive and a 10 foot easement for public utilities across the northerly front and side rear of the 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 James Lewis Fletcher and wife, Mary Pauline Fletcher

their heirs and assigns, forever.

And we do covenant with the said James Lewis Fletcher and wife, Mary Pauline Fletcher

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 [illegible] have been pre-paid [illegible] a lien on the [illegible].

And we, Clarence E. Elrod and wife, Elaine C. Elrod

do further covenant and bind [illegible] heirs and representatives, to warrant and forever defend the title to the said land to the said James Lewis Fletcher and wife, Mary Pauline Fletcher

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

Witness our hand this 2nd day of June, 1978

Clarence E. Elrod

Elaine C. Elrod

STATE OF TENNESSEE
Davidson County

Personally appeared before me, [illegible], a Notary Public in and for said County and State, the within named Clarence E. Elrod and wife, Elaine C. Elrod

the bargainor s, 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 2nd day of June, 1978

Commission expires [illegible]

Ann Jenison
Notary Public

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