K 2499

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of Ten and No Hundredths ($10.00)..... DOLLARS

cash in hand paid by W. Ewing Smith, and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

We, ROY W. YEARWOOD and wife, RUTH G. YEARWOOD,

have bargained and sold, and by these presents do transfer and convey unto the said W. Ewing Smith, his

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. 781 on the Plan of West Meade Farms, Inc., Section VIII, as of record in Book 2331, pages 14 and 15, Register's Office for said County.

Said Lot 781 fronts 158 feet on the southerly side of Jocelyn Hollow Road and runs back 338 feet on the easterly line and 293.4 feet on the westerly line, to a dead line, measuring 164.1 feet thereon.

Being the same property conveyed to Roy W. Yearwood and wife, Ruth G. Yearwood, by deed from West Meade Farms, Inc., as of record in Book 2345, page 387, said Register's Office.

The above described property is subject to restrictive covenants of record in Book 2340, page 509, said Register's Office, as amended in Book 2341, page 222, said Register's Office, and is subject to setback lines and easements for utility purposes, as set out in the plan of record in Book 2331, pages 14 and 15, said Register's Office, and anchorage easement, as shown on said plan.



To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said W. Ewing Smith, his heirs and assigns, forever.

And we do covenant with the said W. Ewing Smith 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 as set out above and by 1956 State and County taxes, which are hereby prorated and assumed by the grantee herein.

And we, Roy W. Yearwood and wife, Ruth G. Yearwood, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said W. Ewing Smith, his heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 9th day of April, 1956

Roy W. Yearwood

Ruth G. Yearwood

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