K 2499

WARRANTY DEED

For and in consideration of the sum of FOURTEEN THOUSAND TWO HUNDRED AND NO/100 ----------

----------($14,200.00)----------**DOLLARS**

Cash in hand paid by Fitzgerald H. Jenkins and wife, Vernon Henri Jenkins, 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** Fitzgerald H. Jenkins and wife, Vernon Henri Jenkins

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. 27 on the Map of Haynes Heights, Section II, as of record in Book 2331, pages 58 and 59, Register's Office for said County.

Said Lot No. 27 fronts 100 feet on the east side of Gardner Lane, and runs back 327.4 feet on the north line, and 325.6 feet on the south line, to a dead line measuring 100 feet thereon.

Being a part of the same property conveyed to N. H. Barker and Herschel Greer by deed from L. H. Jordan and wife, of record in Book 2333, page 50, Register's Office for Davidson County, Tennessee.

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

The said Herschel Greer having full power to convey the above described property as granted him in Deed of record in Book 2333, page 50, 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 Fitzgerald H. Jenkins and wife, Vernon Henri Jenkins

their **heirs and assigns, forever.**

And we **do covenant with the said** Fitzgerald H. Jenkins and wife, Vernon Henri Jenkins

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** Fitzgerald H. Jenkins and wife, Vernon Henri Jenkins

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

Witness my **hand this** 6th **day of** April, 1956

Herschel Greer

STATE OF TENNESSEE
Davidson County

Personally appeared before me, A. M. Jenison, **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 6th **day of** April, 19 56

Commission expires [illegible] A. M. Jenison **Notary Public**

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