K 2536

WARRANTY DEED

For and in consideration of the sum of ($10.00)
- - - - - - - - - - - - - TEN AND NO/100 - - - - - - - - - - - - - - - - - DOLLARS

cash in hand paid and other good and valuable considerations, paid by the grantees, the receipt of which is hereby acknowledged,

We, Alfred E. Sanders and James E. Ghee

have bargained and sold, and by these presents do transfer and convey unto the said Robert E. Sutton,Sr., and wife, Mary C. Sutton, 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. 142 on the Plan of Bellshire Estates, Section V, as of record in book 2133, page 114, Register's Office for said County.

Said Lot No. 142 fronts 128.2 feet on the northerly side of Bellshire Drive, and extends back between lines, 127.5 feet on the westerly side and 168.2 feet on the easterly side, to a dead line in the rear, measuring 141.6 feet thereon.

Being a part of the property conveyed to Alfred E. Sanders and James E. Gee, as equal tenants in common by deed from Bellshire Properties, Inc., of record in Book 2300, page 107, said Register's Office.

This conveyance is made subject to restrictions of record in book 2294, page 346, Register's Office, Davidson County, Tennessee, and a ten-foot easement for public utility purposes along rear line of premises, 50-foot building setback line from Bellshire drive, and conditions of owners certificate as shown on plan in book 2133, page 114, Register's Office, 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 Robert E. Sutton,Sr., and wife, Mary C. Sutton, their heirs and assigns, forever.

And we do covenant with the said Robert E. Sutton,Sr., and wife, Mary C. Sutton 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.

And we, Alfred E. Sanders and James E. Ghee do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Robert E. Sutton,Sr., and wife, Mary C. Sutton, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand this 17th day of April, 1956.

Alfred E. Sanders

James E. Ghee

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Hugh J. Bradley, a Notary Public in and for said County and State, the within named Alfred E. Sanders and James E. Ghee

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 17th day of April, 1956.

Commission expires April 21, 1959.

Hugh J. Bradley
Notary Public

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