K 2538

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ---------- $10.00 ---------- **DOLLARS** Cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged, and the assumption of the unpaid balance of the mortgage executed by Frank R. Vincent and wife, to C. D. Rippy, Trustee, of record in Book 2056, page 565, Register's Office for Davidson County, Tennessee, which mortgage the purchasers hereby assume and agree to pay, we,

Frank R. Vincent and wife, Evelyn V. Vincent

have bargained and sold, and by these presents do transfer and convey unto the said Harry L. Stewart, Sr. and wife, Emma C. Stewart

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. 128 on the Map of Shelby Village, No. Two as of record in Book 1835, page 48, Register's Office for said County. Said Lot No. 128 fronts 54 feet on the easterly side of Village Court and runs back between lines, 88 feet on the southerly line and 111.1 feet on the northerly line to a dead line in the rear, which is a broken line, measuring 68.3 feet thereon. Being the same property conveyed to Frank R Vincent and wife, Evelyn V. Vincent, by deed from Shelby Village, Inc., of record in Book 2024, page 181, said Register's Office.

This conveyance is made subject to Restrictions in Book 2015, page 639, Register's Office for Davidson County, Tennessee, and the plan of record in Book 1835, page 48, said Register's Office, which shows a 30 foot set-back line from Village Court, and a 10-foot easement for public utilities across the entire rear lines 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 Harry L. Stewart, Sr. and wife, Emma C. Stewart their heirs and assigns, forever.

And we do covenant with the said Harry L. Stewart, Sr. and wife, Emma C. Stewart 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 appears of record.

And we, Frank R. Vincent and wife, Evelyn V. Vincent do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Harry L. Stewart, Sr. and wife, Emma C. Stewart their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 8th day of May, 19 56

Frank R. Vincent

Evelyn V. Vincent

STATE OF TENNESSEE
Davidson County

Personally appeared before me, A. M. Tenison, a Notary Public in and for said County and State, the within named, Frank R. Vincent and wife, Evelyn V. Vincent

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 8th day of May, 19 56

Commission expires February 26, 1957

Notary Public

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