K 2538

WARRANTY DEED

For and in consideration of the sum of ELEVEN THOUSAND SIX HUNDRED AND NO/100 ----------
----------($11,600.00)---------- DOLLARS
Cash in hand paid by William C. Burton, Jr., and wife, Jane Loyd Burton, the receipt of which is hereby acknowledged, Homes, Inc., A Tennessee Corporation having its principal office and place of business in Nashville, Tennessee.

has bargained and sold, and by these presents do/es transfer and convey unto the said William C. Burton, Jr., and wife, Jane Loyd Burton

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. 118 on the Map of Beverly Heights, asof record in Book 2331, page 42, Register's Office for said County.

Said Lot No. 118 fronts 75 feet on the east side of Humber Drive, and runs back 263.3 feet on the north line, and 283 feet on the south line, to a dead line in the rear measuring 98 feet thereon.

Being part of the same property conveyed to Homes, Inc., by deed from Lowell Walker, of record in book 2492, page 13, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants of record in Book 2401 Page 391, and Book 2440, Page 199, Register's Office for Davidson County, Tennessee, and the plan of record in Book 2331, page 42, said Register's Office, which shows an Owner's Certificate, a 30 foot building setback line from Humber Drive, and a 10 foot easement for public utilities along the rear, and a 2.5 x 25 foot anchor easement on the northwest corner.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said William C. Burton, Jr., and wife, Jane Loyd Burton their heirs and assigns, forever.

And it do/es covenant with the said William C. Burton, Jr., and wife, Jane Loyd Burton that it is 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 Homes, Inc., do/es further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said William C. Burton, Jr., and wife, Jane Loyd Burton their heirs and assigns against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, Homes, Inc., a corporation aforesaid has caused this instrument to be executed by its duly authorized officers, this 30th day of April, 1956.

ATTEST: HOMES, INC.

Dorothy W. Walker
Dorothy W. Walker - Secretary - Treasurer

By Lowell Walker
Lowell Walker - President

STATE OF TENNESSEE
Davidson County

Personally appeared before me, ____, a Notary Public in and for said County and State, the within named ____

the bargainor, 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 ____ day of ____, 19

Commission expires ____

Notary Public

PEPPER & PEPPER CO., NASHVILLE

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