K 2538

For and in consideration of the sum of Thirteen Thousand and No/100

$13,000.00 DOLLARS

Cash in hand paid by Roy Helton and wife, Rebecca Rankin Helton, the receipt of which is hereby acknowledged, we,

JOE W. ANDERTON AND WIFE, MARIE ANDERTON

have bargained and sold, and by these presents do transfer and convey unto the said Roy Helton and wife, Rebecca Rankin Helton

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. 67, Seven Oaks Subdivision, Section IV, as of record in Book 2133, page 105, Register's Office for Davidson County, Tennessee.
Said Lot No. 67 fronts 100 feet on the south side of Dempsey Place and runs back 234.9 feet on the east line and 199.6 feet on the west line to a dead line, measuring 105 feet thereon.
Being the same property conveyed to Joe W. Anderton and wife, Marie Anderton by deed from J. R. Coarsey, Trustee, of record in Book 2488, page 106, said Register's Office.

This conveyance is made subject to Restrictive covenants of record in Book 2087, page 183, Register's Office for Davidson County, Tennessee, and the Plan of record in Book 2133, page 105, said Register's Office which shows a 60 foot setback line from Dempsey Place and a 10 foot easement for utilities along the rear.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Roy Helton and wife, Rebecca Rankin Helton their heirs and assigns, forever.

And we do covenant with the said Roy Helton and wife, Rebecca Rankin Helton 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, Joe W. Anderton and wife, Marie Anderton do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Roy Helton and wife, Rebecca Rankin Helton their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 14th day of May, 1956

Joe W. Anderton

Marie Anderton

STATE OF TENNESSEE
Davidson County

Personally appeared before me, ~~XXXXXXXXXXX~~ Malcolm L. Barrett, a Notary Public in and for said County and State, the within named Joe W. Anderton and wife, Marie Anderton

the bargainor, 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 14th day of May, 1956

Malcolm L. Barrett

My Commission expires May 2, 1959

15000

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 15 day of May A.D. 1956 at 2:01 P.M.
and duly recorded in Book 1156 Page 117
Recording Fee $7.00
M. S. WILSON, Register
By Deputy Reg.

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WARRANTY DEED

FROM

JOE W. ANDERTON AND WIFE,

MARIE ANDERTON

TO 3456

ROY HELTON AND WIFE,

REBECCA RANKIN HELTON

CHARTER MORTGAGE CO. OF NASHVILLE

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