K 2539

WARRANTY DEED

For and in consideration of the sum of NINE THOUSAND ONE HUNDRED FIFTY AND NO/100 ---------- (~~$~~9,150.00) ---------- **DOLLARS**

Cash in hand paid by Winfred Bolin and wife, Sarah M. Bolin, the receipt of which is hereby acknowledged,

B. C. & E. BUILDERS, INC., A Tennessee Corporation having its principal ~~office and place of business~~ at Madison, Tennessee

has ~~have~~ **bargained and sold, and by these presents do/~~es~~ transfer and convey unto the said** Winfred Bolin and wife, Sarah M. Bolin

their ~~heirs~~ **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. 76, Section I, Kemper Heights Subdivision, as of record in Book 2331, pages 65 and 66, Register's Office for Davidson County, Tennessee.

Said Lot No. 76 fronts 80 feet on the south side of Westchester Drive and runs back 219.7 feet on the west line and 204.4 feet on the east line to a dead line, measuring 60.4 feet thereon.

Being a part of the same property conveyed to B. C. & E. Builders, Inc., by deed from J. R. Coarsey, Trustee, and Earl M. Kemper of record in Book 2481, page 179 said Register's Office.

This conveyance is made subject to restrictive covenants of record in Book 2442, Page 459, Register's Office for Davidson County, Tennessee, and the Plan of record in Book 2331, pages 65 and 66 which shows an Owner's Certificate, a 30 foot setback line from Westchester Drive and a 10 foot easement along the rear for utilities.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Winfred Bolin and wife, Sarah M. Bolin their ~~heirs~~ **heirs and assigns, forever.**

And it ~~does~~ **do covenant with the said** Winfred Bolin and wife, Sarah M. Bolin **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 B. C. & E. Builders, Inc., **do/~~es~~ further covenant and bind itself, its ~~heirs~~ successors and representatives, to warrant and forever defend the title to the said land to the said** Winfred Bolin and wife, Sarah M. Bolin their ~~heirs~~ **heirs and assigns against the lawful claims of all persons, whomsoever.**

IN WITNESS WHEREOF, B. C. & E. Builders, Inc., a corporation aforesaid has caused this ~~instrument~~ to be executed by its duly authorized officers this 7th day of May, 1956

ATTEST:

William M. Blanton
William M. Blanton, Secretary - Treasurer

B. C. & E. BUILDERS, INC.

BY: J R Coarsey
J. R. Coarsey, 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

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