K 2539

WARRANTY DEED

For and in consideration of the sum of TWELVE THOUSAND SEVEN HUNDRED AND NO/100 ----------
----------($12,700.00)---------- DOLLARS
Cash in Hand paid by James B. Pardue and wife, Velia Pardue, the receipt of which is hereby acknowledged, we

Luther T. Walton and Audney L. Rhoten

have bargained and sold, and by these presents do transfer and convey unto the said James B. Pardue and wife, Velia Pardue 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. 152 on the Map of Bellshire Estates, Section 5, as of record in Book 2133, page 114, Register's Office for Davidson County, Tennessee.

Said Lot No. 152 fronts 98.7 feet on the southerly side of Bellshire Drive and runs back 259.7 feet on the west line and 258.4 feet on the east line to a dead line, measuring 118 feet thereon.

Being a part of the same property conveyed to Luther T. Walton and Audney L. Rhoten, by deed from Bellshire Properties, Inc., of record in book 2297, page 77, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants of record in Book 2294, page 346, Register's Office for Davidson County, Tennessee, and the Plan of record in book 2133, page 114, which shows an owners certificate, a 60 foot setback line from Bellshire Drive, a 10 foot easement along the rear for public utilities and an anchor easement 2.5 x 20 feet at the north east 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 James B. Pardue and wife, Velia Pardue their heirs and assigns, forever.

And we do covenant with the said James B. Pardue and wife, Velia Pardue 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, Luther T. Walton and Audney L. Rhoten do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said James B. Pardue and wife, Velia Pardue their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 18th day of May, 1956

Luther T. Walton

Audney L. Rhoten

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 Luther T. Walton and Audney L. Rhoten 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 18th day of May, 1956

Commission expires [illegible]

A. M. Tenison Notary Public

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