K 2540

WARRANTY DEED

For and in consideration of the sum of Eleven Thousand Four Hundred Fifty and No/100 -------
----------$11,450.00 ----------DOLLARS
Cash in hand paid by James Warner Derryberry, the receipt of which is hereby acknowledged, we,

Clarence E. Elrod and wife, Elaine C. Elrod

have bargained and sold, and by these presents do transfer and convey unto the said James Warner Derryberry (Unmarried)
his 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. 28 in Elm Hill Acres, Section 1, of record in Book 2331, page 67, Register's Office for Davidson County, Tennessee.
Said Lot No. 28 fronts 100 feet on the west side of Wanda Drive and runs back 140 feet on the north line and 190 feet on the south line to a dead line, measuring 111.8 feet thereon.
Being the same property conveyed to Clarence E. Elrod and wife, Elaine C. Elrod by deed from J. R. Coarsey, Trustee, of record in Book 2486, page 488, said Register's Office.

This conveyance is made subject to Restrictive covenants of record in Book 2442, page 464, Register's Office for Davidson County, Tennessee, and the Plan of Record in Book 2331, page 67, said Register's Office, which shows a 40 foot setback line from Wanda 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 James Warner Derryberry
his heirs and assigns, forever.

And we do covenant with the said James Warner Derryberry
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 purchaser.

And we, Clarence E. Elrod and wife, Elaine C. Elrod
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 Warner Derryberry
their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 22nd day of May, 1956

Clarence E. Elrod
Elaine C. Elrod

STATE OF TENNESSEE
Davidson County

Personally appeared before me, A. M. Tenison, a Notary Public in and for said County, the within named Clarence E. Elrod and wife, Elaine C. Elrod
the bargainor s with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.
Witness my hand and seal at office this 22nd day of May, 1956
Commission Expires 1957

A. M. Tenison
Notary Public

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