BK 2540

WARRANTY DEED Form 1005 Published by Tennessee Title Company

For and in consideration of the sum of $ 10.00

-TEN AND NO/100- DOLLARS

Cash in hand paid by Willis Brown Boaz and wife, Carol D. Boaz and other good and valuable considerations, receipt of which are hereby acknowledged,

CARL BATSON, INC., has

~~have~~ bargained and sold, and by these presents do transfer and convey unto the said Willis Brown Boaz and wife, Carol D. Boaz

their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Lot No. 40 on the Plan of Crescent Heights, of record in Book 2331, page 106, Register's Office for said County and described as follows:

Beginning at a point in the southerly margin of Stirton Road at the corner of Lots 39 and 40; thence with the line between said lots southerly 128.8 feet to a corner of Lot 41; thence with the line between Lots Nos. 40 and 41 northeasterly 140 feet to the southwesterly margin of Dodge Drive; thence with the margin of the same northwesterly 100 feet to the beginning of a curve; thence around said curve westerly 31.42 feet to the margin of Stirton Road; thence with the margin of the same southwesterly 97.13 feet to the point of beginning.

Being part of the property conveyed to Carl Batson, Inc., by deed from D. Charlton Pugh and wife, of record in Book 2492, page 449, said Register's Office.

This conveyance subject to restrictive covenants of record in Book 2494, page 513, Register's Office for said County.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Willis Brown Boaz and wife, Carol D. Boaz their heirs and assigns, forever.

And CARL BATSON, INC., DOES ~~do~~ covenant with the said Willis Brown Boaz and wife, Carol D. Boaz 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 taxes for 1956 which are pro rated and assumed by the grantee herein.

And CARL BATSON, INC., does ~~do~~ further covenant and bind itself, its successors and assigns ~~heirs and representatives~~, to warrant and forever defend the title to the said land to the said Willis Brown Boaz and wife, Carol D. Boaz their heirs and assigns against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, CARL BATSON, INC., has caused this instrument to be executed by its duly authorized officers this 19th day of May, 1956.

~~Witness ___ hand ___ this ___ day of ___ 19___~~

ATTEST CARL BATSON, INC.

By: Jack Roberts By: Carl Batson

Secretary-Treasurer 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 ______, Tennessee, this ___ day of ______, 19___

Commission expires ______ ______ Notary Public

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