K 2540

WARRANTY DEED

For and in consideration of the sum of Fifteen Thousand Two Hundred Fifty and No/100 -------
---------- $15,250.00 ---------- **DOLLARS**
Cash in hand paid by Edward G. Kurtz and wife, Ethel A. Kurtz, the receipt of which is hereby acknowledged, we,

R. C. Adams and wife, Hazel Adams

_____ **have bargained and sold, and by these presents do transfer and convey unto the said** Edward G. Kurtz and wife, Ethel A. Kurtz
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. 131 on the Plan of Brentwood Hall, Section 6, as of record in book 2331, page 20, Register's Office for said County.
Said lot No. 131 fronts 237.2 feet on the northerly side of Rochelle Drive and extends back 168.8 feet on the westerly line and 188.3 feet on the easterly line to a dead line, measuring 226.4 feet thereon.
Being part of the property conveyed to R. C. Adams by deed from Thomas M. Pritchett and Landon K. Smartt, dated April 8, 1955, filed April 11, 1955, and recorded in book 2394, page 474, said Register's Office.

This conveyance is made subject to restrictive covenants of record in book 1788, page 143, and in book 2393, page 339, Register's Office for Davidson County, Tennessee, and the plan of record in book 2331, page 20, said Register's Office which shows a 10-foot easement for public utilities along the northerly and easterly lines of premises, an anchor easement at the southwest corner of premises, and an 80-foot building setback line from Rochelle Drive.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Edward G. Kurtz and wife, Ethel A. Kurtz
their **heirs and assigns, forever.**

And we **do covenant with the said** Edward G. Kurtz and wife, Ethel A. Kurtz
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, R. C. Adams and wife, Hazel Adams
do further covenant and bind ourselves, our **heirs and representatives, to warrant and forever defend the title to the said land to the said** Edward G. Kurtz and wife, Ethel A. Kurtz
their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hand** s **this** 25th **day of** May, **19** 56

R. C. Adams

Hazel Adams

STATE OF TENNESSEE
Davidson County

Personally appeared before me, A. M. Tomlison, **a Notary Public in and for said County and State, the within named** R. C. Adams and wife, Hazel Adams
the bargainor s **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 25th **day of** May, **19** 56

Commission expires February 24, 1957

A. M. Tomlison
Notary Public

NOTARY PUBLIC

PORTER & PORTER CO., NASHVILLE

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