K 2540

For and in consideration of the sum of $ 1.00 - ONE AND NO/100 - - - - - - - - - - - - - - DOLLARS cash in hand paid by Thomas T. Maddux, Jr., and wife, Anne M. Maddux, and other good and valuable considerations, the receipt of which is hereby acknowledged,

we, W. F. Carr and wife, Dorothy Carr,

have bargained and sold, and by these presents do transfer and convey unto the said Thomas T. Maddux, Jr., and wife, Anne M. Maddux,

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. 5 on the Map of Hillhurst Acres, Section I, as of record in Book 2331, pages 50 and 51, Register's Office for said County.

Said Lot No. 5 fronts 100 feet on the east side of Rich Acres Drive and runs back between lines 234.3 feet on the north line and 234 feet on the south line to a dead line in the rear on which it measures 100 feet.

Being part of the property conveyed to W. F. Carr and wife, Dorothy Carr, by deed from Richmond Homes, Inc., as of record in Book 2451, page 506, said Register's Office.

This conveyance is made subject to restrictions of record in Book 2444, page 32, and in Book 2446, page 47, Register's Office for Davidson County, Tennessee, and the Plan of record in Book 2331, pages 50 and 51, which shows an Owner's Certificate, a 75-foot set-back line from Rich Acres Drive, and a 10-foot easement along the east rear line, and an anchor easement 2½x20 feet on Rich Acres Drive at the northwest corner of the lot.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Thomas T. Maddux, Jr., and wife, Anne M. Maddux, their heirs and assigns, forever.

And we do covenant with the said Thomas T. Maddux, Jr., and wife, Anne M. Maddux, 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 taxes for 1956 which have been prorated and assumed by the Grantees herein.

And we, W. F. Carr and wife, Dorothy Carr, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Thomas T. Maddux, Jr., and wife, Anne M. Maddux, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 1st day of May, 1956.

W. F. Carr

[illegible]

State of Tennessee, [illegible] County

Personally appeared before me, [illegible], a Notary Public in and for said County and State, the within named W. F. Carr and wife, Dorothy Carr,

the bargainors, 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 Nashville, [illegible], Tennessee, this 29th day of May, 1956.

Commission expires October 24, 1959

[illegible]
Notary Public

WARRANTY DEED
FROM
W. F. CARR AND WIFE,
DOROTHY CARR
TO
4986
THOMAS T. MADDUX, JR., AND WIFE
ANNE M. MADDUX

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 29 day of MAY A.D. 1956 at [illegible] M
Noted in Book [illegible] Page [illegible]
Recorded in Book [illegible] Page [illegible]
Recording fee $2.00
JAMES P. WILSON, Register
By [illegible]

PG 405