BK 2540

WARRANTY DEED

For and in consideration of the sum of NINE THOUSAND ONE HUNDRED FIFTY AND NO/100 --------

----------($9,150.00)----------**DOLLARS**

Cash in hand paid by William F. Lamb and wife, Betty Jo Ann Lamb, the receipt of which is hereby acknowledged,

B. C. & E. Builders, Inc., a Tennessee Corporation having its principal office and place of business at Madison, Tennessee

has/have **bargained and sold, and by these presents do/transfer and convey unto the said** William F. Lamb and wife, Betty Jo Ann Lamb

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. 147 on the Plan of Kemper Heights Subdivision, Section I, as of record in Book 2331, pages 65 and 66, Register's Office for said County.

Said Lot No. 147 fronts 76 feet on the southerly side of Westchester Drive, and runs back 127.5 feet on the easterly line and 147.4 feet on the westerly line to a dead line in the rear measuring 67.6 feet thereon.

Being part of the property conveyed to B. C. & E. Builders, Inc., by deed from J. K. Coarsey, Trustee, and Earl M. Kemper, of record in Book 2401, page 179, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants of record in Book 2442, page 459, Register's Office for Davidson County, Tennessee, and the plan of record in Book 2331, pages 65 and 66 said Register's Office, which shows an Owner's Certificate a 30 foot building setback line from Westchester Drive, and a 10 foot easement for public utilities along the rear.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said William F. Lamb and wife, Betty Jo Ann Lamb

their **heirs and assigns, forever.**

And I/we/**its covenant with the said** William F. Lamb and wife, Betty Jo Ann Lamb

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 1958 taxes which have been prorated and are hereby assumed by the purchasers.

And B. C. & E. Builders, Inc.

I/we/**do further covenant and bind** itself, its successors **heirs and representatives, to warrant and forever defend the title to the said land to the said** William F. Lamb and wife, Betty Jo Ann Lamb

their **heirs and assigns against the lawful claims of all persons, whomsoever.**

IN WITNESS WHEREOF, B. C. & E. Builders, Inc., a corporation aforesaid has caused this ~~Witness my hand~~ and ~~seal~~ at ~~office~~ this ~~day of~~ and ~~year~~ ~~aforesaid~~ to be executed by its ~~duly~~ authorized officers this 26th day of May, 1958.

ATTEST:

B. C. & E. BUILDERS, INC.

William M. Stanley
William M. Stanley, Secretary

J. K. Coarsey
J. K. Coarsey, 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 office, this _____ day of _____, 19____.

Commission expires _____

_____
Notary Public

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