K 2542

WARRANTY DEED

For and in consideration of the sum of Twelve Thousand Nine Hundred Fifty and No/100 ------- ----------$12,950.00 ----------**DOLLARS**
Cash in hand paid by Howard Phillip Howland and wife, Deborah McCord Howland, 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 Howard Phillip Howland and wife, Deborah McCord Howland 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. 794 of Cloverhill Subdivision, Section X, of record in Book 2331, page 57, Register's Office for Davidson County, Tennessee.
Said Lot No. 794 fronts 99.17 feet on the west side of Templewood Court and runs back 205 feet on the south line and 187.8 feet on the north line to a dead line, which is a broken line, measuring 106.6 feet thereon.
Being a part of the same property conveyed to Clarence E. Elrod by deed from H. H. Richardson, Trustee, of record in Book 2481, page 581, said Register's Office.

This conveyance is made subject to Restrictive covenants of record in Book 2145, page 262, Register's Office for Davidson County, Tennessee, made applicable by instrument of record in Book 2454, page 247, and the Plan of Record in Book 2331, page 57, said Register's Office, which shows a 40 foot setback line from Templewood Court, 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 Howard Phillip Howland and wife, Deborah McCord Howland their **heirs and assigns, forever.**

And we **do covenant with the said** Howard Phillip Howland and wife, Deborah McCord Howland **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, 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** Howard Phillip Howland and wife, Deborah McCord Howland, their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hand** s **this** 12th **day of** June, **19** 56

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 and State, the within named** Clarence E. Elrod and wife, Elaine C. Elrod

the bargainor, 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 12th **day of** June, **19** 56

Commission expires [illegible] 1957

A. M. Tenison
Notary Public

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