K 2542

WARRANTY DEED

STATE OF TENNESSEE

For and in consideration of the sum of THIRTEEN THOUSAND AND FOUR HUNDRED AND NO/100 ------
----------($13,400.00)----------DOLLARS
Cash in hand paid by Alford Foster and wife, Ruth Foster, the receipt of which is hereby acknowledged, we

Marshall L. Bailey and wife, Kayrene D. Bailey

have bargained and sold, and by these presents do transfer and convey unto the said Alford Foster and wife, Ruth Foster

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. 67 on the Map of Donelson Hills Subdivision, of record in Book 2331, pages 22 and 23, Register's Office for said County.

Said Lot No. 67 fronts 82.35 feet on the southerly side of Donelson Hills Drive, and runs back 137.3 feet on the westerly side, and 130.4 feet on the easterly side, to a dead line in the rear on which it measures 71.6 feet.

Being the same property conveyed to Marshall L. Bailey, and wife, Kayrene D. Bailey, by deed from Herschel Greer, Neil Parker, and John T. Wilson, of record in Book 2396, page 271, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants of record in Book 2396, page 268, Register's Office for Davidson County, Tennessee, and the plan of record in Book 2331, pages 22 and 23 which show an Owner's Certificate, a 50 foot building setback line from Donelson Hills Drive, and a 10 foot easement for public utilities along the rear line of said 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 Alford Foster and wife, Ruth Foster

their heirs and assigns, forever.

And we do covenant with the said Alford Foster and wife, Ruth Foster

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, Marshall L. Bailey and wife, Kayrene D. Bailey

do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Alford Foster and wife, Ruth Foster

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

Witness our hand s this 14th day of June, 1956.

Marshall L. Bailey

Kayrene D. Bailey

STATE OF TENNESSEE
Davidson County

Personally appeared before me, A. L. Denison, a Notary Public in and for said County and State, the within named Marshall L. Bailey and wife, Kayrene D. Bailey

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 14th day of June, 1956

Commission expires [illegible] 1959

A. L. Denison Notary Public

PG 315