K 2543

WARRANTY DEED

For and in consideration of the sum of TEN THOUSAND TWO HUNDRED FIFTY AND NO/100 ----------
----------($10,250.00)----------**DOLLARS**

Cash in hand paid by J. M. Dunn and wife, JeanA. Dunn, the receipt of which is hereby acknowledged, we

Frank R. Foster and wife, Gladys C. Foster

_____ **have bargained and sold, and by these presents do transfer and convey unto the said** J. M. Dunn and wife, Jean A. Dunn

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. 24 on the Plan of Section I Currey Wood Acres, as of record in Book 2133, pages 109 and 110, Register's Office for said County.

Said Lot No. 24 fronts 310.2 feet on the northeasterly side of Cornet Drive, along a curve in said Drive, and runs back between converging lines 230 feet on the northwesterly line and 223.5 feet on the easterly line to a point in the rear.

Being part of the property conveyed to Frank R. Foster and wife, Gladys C. Foster, by deed from E. C. Vinson and W. L. Timmons, of record in Book 2334, page 87, said Register's Office.

This conveyance is made subject to restrictive covenants of record in Book 2294, Page 506, Register's Office for said County, and the Plan of record in book 2133, pages 109 and 110 which shows an Owner's Certificate, a 75 foot minimum building set-back line from Cornet Drive, and a 10 foot easement for public utilities along [illegible] lines of the property.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said J. M. Dunn and wife, Jean A. Dunn

their **heirs and assigns, forever.**

And we **do covenant with the said** J. M. Dunn and wife, Jean A. Dunn

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, Frank R. Foster and wife, Gladys C. Foster

do further covenant and bind ourselves, our **heirs and representatives, to warrant and forever defend the title to the said land to the said** J. M. Dunn and wife, Jean A. Dunn

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

Witness our **hand** s **this** 20th **day of** June, 19 56

Frank R. Foster

Gladys C. Foster

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** Frank R. Foster and wife, Gladys C. Foster

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 20th day of June, 19 56

Commission expires [illegible]

A. M. Tenison **Notary Public**

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