K 2543

WARRANTY DEED

For and in consideration of the sum of ($10.00)

- - - - - - - - - - - - - - TEN AND NO/100 - - - - - - - - - - - - - - - - - - DOLLARS

cash in hand paid and other good and valuable considerations, paid by the grantees, the receipt of which is hereby acknowledged,

We, H. L. Crowder and wife, Nellie B. Crowder

have bargained and sold, and by these presents do transfer and convey unto the said Luther Alonzo Yates and wife, Mary Leslie Yates, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in the Sixth District of Davidson County, Tennessee, being lot No. 80 on the Plan of Haileywood Estates, Section 5, as of record in book 2330, page 74, Register's Office for said County.

Said lot No. 80 fronts 126.9 feet along a slightly curved line on the easterly side of Rochelle Drive, and extends back 275.2 feet on the northerly line, and 301.9 feet on the southerly line, to a dead line in the rear on which it measures 68.1 feet.

Being the same property conveyed to H. L. Crowder and wife, Nellie B. Crowder by deed from Thomas C. Summers, dated March 22, 1956, filed March 27, 1956, and recorded in book 2497, page 531, said Register's Office.

This conveyance is made subject to restrictions of record in Book 2493, page 500, Register's Office for Davidson County, Tennessee, and ten-foot easement for public utilities along the rear line of premises, 70-foot building setback line from Rochelle Drive, and conditions of owners certificate, as shown on plan of record in book 2330, page 74, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Luther Alonzo Yates and wife, Mary Leslie Yates, their heirs and assigns, forever.

And we do covenant with the said Luther Alonzo Yates and wife, Mary Leslie Yates, 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.

And we, H. L. Crowder and wife, Nellie B. Crowder, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Luther Alonzo Yates and wife, Mary Leslie Yates, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand this 8th day of June, 19 56.

H. L. Crowder

Nellie B. Crowder

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Hugh J. Bradley, a Notary Public in and for said County and State, the within named H. L. Crowder and Nellie B. Crowder, 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 8th day of June, 19 56.

Hugh J. Bradley
Notary Public

My Commission expires April 21, 1959.

HUGH J. BRADLEY NOTARY PUBLIC DAVIDSON COUNTY TENN.

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