K 2547

WARRANTY DEED

For and in consideration of the sum of Forty Three Thousand and No/100 ($43,000.00) Dollars

Cash in hand paid by Rafael Hernandez and wife, Mary DeWees Hernandez, the receipt of which is hereby acknowledged, we,

N. H. Barker and Herschel Greer

have bargained and sold, and by these presents do transfer and convey unto the said Rafael Hernandez and wife, Mary DeWees Hernandez

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 Lots Nos. 58 and 59 on the Map of Haynes Heights, Section II, as of record in Book 2331, page 58, Register's Office for Davidson County, Tennessee.
Said Lots Nos. 58 and 59 adjoin and front together 376.8 feet on the easterly side of Gardner Lane and run back 187 feet on the southerly line of Lot No. 58 and 344.3 feet on the northerly line of Lot No. 59 to a dead line in the rear, measuring 199 feet thereon.
Being a part of the same property conveyed to N. H. Barker and Herschel Greer, by deed from L. H. Jordan and wife, of record in Book 2333, page 50, said Register's Office.

This conveyance is made subject to Restrictive covenants of record in Book 2445, page 301, Register's Office for Davidson County, Tennessee, and the Plan of record in Book 2331, page 58, said Register's Office.

The said Herschel Greer having full power to convey the above described property as granted him in Deed of record in Book 2333, page 50, 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 Rafael Hernandez and wife, Mary DeWees Hernandez their heirs and assigns, forever.

And we do covenant with the said Rafael Hernandez and wife, Mary DeWees Hernandez 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, N. H. Barker and Herschel Greer do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Rafael Hernandez and wife, Mary DeWees Hernandez their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 21st day of July, 1956

Herschel Greer

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 Herschel Greer

the bargainor with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained

Witness my hand and official seal at office this 21st day of July, 1956

Commission expires February 10, 1957

A. M. Tenison
Notary Public

257