K 2548

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, W. C. Allen and wife, Irene N. Allen,

_____ **have bargained and sold, and by these presents do transfer and convey unto the said** Leon L. Blackwell and wife, Agnes C. Blackwell, 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 Plan of Bellshire Estate, Section 1, as of record in Book 2133, page 125, Register's Office for said County.

Said Lot No. 67 fronts 172 feet on the southerly side of Darbytown Drive and extends back 265 feet on the easterly line and 239.2 feet on the westerly line to a dead line, measuring 161 feet thereon.

Being part of the property conveyed to W. C. Allen and wife, Irene N. Allen, by deed from Bellshire Properties, Inc., dated September 20, 1954, filed October 5, 1954, of record in Book 2300, page 381, said Register's Office.

This conveyance is made subject to restrictions of record in Book 2294, page 346, and in Book 2296, page 109, Register's Office for Davidson County, Tennessee, and a utility easement along rear line of premises, another easement at the northwest corner of premises, 50-foot building setback line from Darbytown Road, and conditions of owners certificate, as shown on plan of record in Book 2133, page 125, 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 Leon L. Blackwell and wife, Agnes C. Blackwell, their _____ heirs and assigns, forever.

And we do covenant with the said Leon L. Blackwell and wife, Agnes C. Blackwell _____ 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, W. C. Allen and wife, Irene N. Allen, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Leon L. Blackwell and wife, Agnes C. Blackwell, their _____ heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 30th day of July, 19 54.

W. C. Allen

Irene N. Allen

STATE OF TENNESSEE
Davidson County

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____, 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 30th day of July, 19 54.

Commission expires April 24, 1956.

Leigh Bradley
Notary Public

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