K 2549

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, J. R. Spears and wife, Vasher B. Spears,

have bargained and sold, and by these presents do transfer and convey unto the said W. H. Winkler and wife, Gertrude H. Winkler, 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 Oakland Acres, Section 3, of record in Plan Book 2133, page 34, Register's Office for Davidson County, Tennessee, described according to a survey made by W. W. Turner, County Engineers, October 15, 1952.

Said lot No. 24 fronts 121.9 feet on the easterly side of Graycroft Avenue and runs back between lines, 312.2 on the northerly side and 324.5 feet on the southerly side, to a line in the rear on which it measures 160 feet thereon.

Being the same property to J. R. Spears and wife, Vasher B. Spears by deed from William Coefield Adams and wife, Ann S. Adams, of record in Book 2298, page 143, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictions of record in Book 2092, page 492, Register's Office, Davidson County, Tennessee, and the Plan of record in Book 2133, page 34, said Register's Office, shows an Owner's Certificate, a 100-foot setback line from Graycroft Avenue, and a 10-foot easement for public utilities across the rear of said lot, and a 5x20 anchor easement at southwest corner 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 W. H. Winkler and wife, Gertrude H. Winkler, their **heirs and assigns, forever.**

And we **do covenant with the said** W. H. Winkler and wife, Gertruce H. Winkler, **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, J. R. Spears and wife, Vasher B. Spears, **do further covenant and bind** ourselves, our **heirs and representatives, to warrant and forever defend the title to the said land to the said** W. H. Winkler and wife, Gertrude H. Winkler, their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hand this** 6th **day of** August **, 19**50.

J. R. Spears

Vasher B. Spears

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** J. R. Spears and Vasher B. Spears

the bargainors, 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 6th day of August, 1950.

Commission expires April 21, 1952.

Hugh J. Bradley
Notary Public

HUGH J. BRADLEY
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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