K 2549

WARRANTY DEED Form 1401 Published by Tennessee Title Company

For and in consideration of the sum of $ 10.00

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

cash in hand paid by the grantees herein, and other good and valuable considerations,

the receipt of which is hereby acknowledged,

we, Karl E. Haury and Reese L. Smith, Jr.,

have bargained and sold, and by these presents do transfer and convey unto the said J. B. McCroskey and wife, Dorothy McCroskey, their

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Lot No. 7 on the Plan of Lealand Heights, of record in Book 2330, page 71, Register's Office for said County, and described as follows:
BEGINNING at a point in the westerly margin of Milesdale Court at the corner of Lots 7 and 8; thence with the line between said lots, westerly 153.7 feet to a point; thence southerly 120 feet to a point; thence easterly 161.3 feet to the corner of Lot 6; thence with the line between Lots 6 and 7, northerly 121.9 feet to the southerly margin of Milesdale Court; thence with the margin of said Court northwesterly around a slight curve, 50 feet to the point of beginning.

Being part of the property conveyed to Karl E. Haury and Reese L. Smith, Jr., by deed from Edwin E. Jackson and wife, of record in Book 2443, page 598, said Register's Office.

The above described property is conveyed subject to restrictive covenants of record in Book 2535, page 285, said Register's Office.

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. B. McCroskey and wife, Dorothy McCroskey, their heirs and assigns, forever.

And we do covenant with the said grantees 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 by 1956 taxes, which the grantees herein assume and agree to pay.

And we, the grantors herein, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said grantees herein, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 6th day of August, 19 56.

Karl E. Haury

Reese L. Smith, Jr.

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Jno. C. Jeffords, a Notary Public in and for said County and State, the within named Karl E. Haury and Reese L. Smith, Jr.

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 Nashville Tennessee, this 6th day of August, 19 56.

My commission expires May 14, 1960.

Notary Public, State-At-Large.

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