K 2549

WARRANTY DEED Form 1001 **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 Hubert W. Claiborne and wife, Hazel B. Claiborne, and other good and valuable considerations, receipt of which are hereby acknowledged;

CARL BATSON, INC., has

~~have~~ **bargained and sold, and by these presents** do/es **transfer and convey unto the said** Hubert W Claiborne and wife, Hazel B. Claiborne,

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. 52 on the Plan of Mertie Milwee Property, of record in Book 2331, page 117, Register's Office for Davidson County, Tennessee.

Said Lot No. 52 fronts 70 feet on the south side of DeSoto Drive and runs back between lines, 155.8 feet on the west line and 161.9 feet on the east line to a dead line in the rear on which it measures 71 feet.

Being part of the property conveyed to Carl Batson, Inc., by two deeds from G. Q. Milwee, Sr., et al, of record in Book 2499, page 289 and in Book 2538, page 535, said Register's Office.

This conveyance subject to restrictions of record in Book 1787, page 403, Book 24??, page 28? and in Book 2538, page 99, 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 Hubert W Claiborne and wife, Hazel B Claiborne their heirs and assigns, forever.

And Carl Batson, Inc., does ~~do~~ covenant with the said Hubert W Claiborne and wife, Hazel B Claiborne that it is lawfully seized and possessed of said land in fee simple; have a good right to convey it. and the same is unencumbered.

And Carl Batson, Inc., does ~~do~~ further covenant and bind itself, its/ successors and assigns ~~heirs and representatives~~, to warrant and forever defend the title to the said land to the said Hubert W Claiborne and wife, Hazel B Claiborne, their heirs and assigns against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, Carl Batson, Inc., has caused this instrument to be executed by its duly authorized officers this 1st day of August, 1956.

~~Witness hand this day of 19~~

ATTEST: CARL BATSON, INC.

Secretary-Treasurer

Carl Batson
President

STATE OF TENNESSEE
Davidson County

Personally appeared before me, ______, a Notary Public in and for said County and State, the within named ______ the bargainor___, with whom I am personally acquainted, and who acknowledged that ___ executed the within instrument for the purposes therein contained. Witness my hand and official seal at ______, Tennessee, this ___ day of ______, 19___.

Commission expires______

Notary Public

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