K 2598

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,

Herbert N. Jordan, Trustee, for Folk-Jordan Company, Inc.,

has bargained and sold, and by these presents do transfer and convey unto the said James N. Hobbs and wife, Katholeen Gibbons Hobbs, 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. 65 on the Plan of Donelson Meadows, Section 2, as of record in book 2133, page 100, Register's Office for said County.

Said lot No. 65 fronts 77.76 feet on the northeasterly side of Brookview Drive and runs back between lines 264.9 feet on the southeasterly line and 375.8 feet on the northwesterly line to a dead line in the rear on which it measures 205.6 feet.

Being part of the property conveyed to Herbert N. Jordan, Trustee, by deed from W. E. Putman, et al, dated December 2, 1949, filed December 9, 1949, and recorded in book 1781, page 268, said Register's Office.

This conveyance is made subject to restrictions of record in Book 2283, page 361, Register's Office for Davidson County, Tennessee, and a ten-foot easement for public utility purposes along rear line of premises, 20-foot easement for public utilities across approximate center of premises, 30-foot building setback line from Brookview Drive, and conditions of owners certificate, as shown on plan in book 2133, page 100, Register's Office for Davidson County, Tennessee, and a ten-foot easement for public utility purposes along northerly line of premises granted Southern Bell Telephone & Telegraph Company of record in book 2499, page 305, Register's Office, 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 James N. Hobbs and wife, Katholeen Gibbons Hobbs, their heirs and assigns, forever.

And we do covenant with the said James N. Hobbs and wife, Katholeen Gibbons Hobbs that lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered., except for the 1956 State and County taxes, which have been pro-rated and assumed by the grantees.

And Herbert N. Jordan, Trustee for Folk-Jordan Company, Inc. do further covenant and bind heirs and representatives, to warrant and forever defend the title to the said land to the said James N. Hobbs and wife, Katholeen Gibbons Hobbs, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness hand this 1st day of October, 1956.

Herbert N. Jordan, Trustee

FOLK-JORDAN COMPANY
BY: Herbert N. Jordan
President

ATTEST: Joseph N. Dawson
Secretary

~~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 office, this - - - - day of - - - - , 19 - -~~

~~Commission expires - - - - - - - - -~~ Notary Public

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