K 2598

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

WARRANTY DEED

For and in consideration of the sum of Sixteen Thousand Nine Hundred Fifty and No/100 ----

----$16,950.00 ----**DOLLARS**

Cash in hand paid by Emil George Gebhardt III and wife, Mary Gebhardt, the receipt of which is hereby acknowledged,

EVANS & CROCKETT, INC.,
a Tennessee Corporation with its principal office and place of business at Nashville, Tennessee

has ~~have~~ **bargained and sold, and by these presents do** ~~transfer~~ **convey unto the said** Emil George Gebhardt III and wife, Mary Gebhardt

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. 171 on the Plan of Donelson Hills Subdivision, Section 3, as of record in Book 2330, page 75, Register's Office for Davidson County, Tennessee.
Said Lot No. 171 fronts 199.9 feet on the northerly side of June Drive and runs back 275 feet on the west line and 203 feet on the east line to a dead line in the rear, measuring 180.5 feet thereon.
Being a part of the same property conveyed to E. S. Evans, Inc., now Evans & Crockett, Inc., by deed from Herschel Greer, of record in Book 2450, page 109, said Register's Office.

This conveyance is made subject to Restrictive covenants of record in Book 2396, page 365, Register's Office for Davidson County, Tennessee, and the Plan of record in Book 2330, page 75, said Register's Office, which shows a 30 foot setback line from June Drive, and a 10 foot easement for utilities along the northerly and easterly lines.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Emil George Gebhardt III and wife, Mary Gebhardt their **heirs and assigns, forever.**

And it does ~~do~~ **covenant with the said** Emil George Gebhardt III and wife, Mary Gebhardt 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 Evans & Crockett, Inc. **do** ~~do~~ **further covenant and bind** itself, its successors ~~heirs~~ **and representatives, to warrant and forever defend the title to the said land to the said** Emil George Gebhardt III and wife, Mary Gebhardt their **heirs and assigns against the lawful claims of all persons, whomsoever.**

IN WITNESS WHEREOF EVANS & CROCKETT, INC., a Corporation aforesaid has caused this ~~xxx~~ instrument to be executed by its duly authorized officer on this 5th day of October 1956.

EVANS & CROCKETT, INC.

By: E. S. Evans, 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 office, this _____ **day of** _____, 19__

Commission expires _____ _____ **Notary Public**

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