K 2600

THIS FORM FURNISHED BY ATTORNEYS TITLE CO

WARRANTY DEED

For and in consideration of the sum of Ten Thousand Nine Hundred Fifty and No/100 -------- ----------$10,950.00 ----------**DOLLARS**

Cash in hand paid by John F. Barnes and wife, Elsie Myrtle Barnes, the receipt of which is hereby acknowledged,

Southern Development Company
a Tennessee Corporation with its principal office and place of business at Nashville, Tennessee

has ~~have~~ **bargained and sold, and by these presents do/es transfer and convey unto the said** John F. Barnes and wife, Elsie Myrtle Barnes

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. 51 on the plan of Beverly Heights, Section II, as of record in Book 2331, page 42, Register's Office for said County.
Said lot No. 51 fronts 70 feet on the easterly side of Hopedale Drive and extends back between lines 203.2 feet on the northerly line and 199.7 feet on the southerly line to a dead line in the rear measuring 69.4 feet thereon.
Being part of the same property conveyed to Southern Development Company by deed from Herschel Greer, et als, as of record in Book 2452, page 595, said Register's Office.

This conveyance is made subject to Restrictive covenants of record in Book 2440, page 199, Register's Office for Davidson County, Tennessee, and the Plan of record in Book 2331, page 42, said Register's Office, which shows a 30 foot setback line from Hopedale Drive and a 10 foot easement along the rear of the lot for public utilities.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said John F. Barnes and wife, Elsie Myrtle Barnes their heirs and assigns, forever.

And it does ~~they~~ **covenant with the said** John F. Barnes and wife, Elsie Myrtle Barnes 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 Southern Development Company **do/es further covenant and bind** itself, its successors ~~heirs~~ and representatives, to warrant and forever **defend the title to the said land to the said** John F. Barnes and wife, Elsie Myrtle Barnes their heirs and assigns against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF SOUTHERN DEVELOPMENT COMPANY, a Corporation aforesaid has caused ~~its name to be signed to these presents by its President, and its corporate seal to be affixed hereto by the Secretary~~ this instrument to be executed by its duly authorized officers on this 1st day of November, 1956.

SOUTHERN DEVELOPMENT COMPANY

Attest: Dorothy W. Walker
Dorothy W. Walker, Secty-Treas.

By: Lowell Walker
Lowell Walker, 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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