K 2600

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,

We, W. C. Allen and Donald Guinn,

_____ **have bargained and sold, and by these presents do transfer and convey unto the said** William E. Malone and wife, Margie Kemp Malone, 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. 95 on the Plan of Bellshire Estates, Section 2, as of record in book 2133, page 111, Register's Office for said County.

Said lot No. 95 fronts 80 feet on the easterly margin of Thackeray Drive and runs back 274.9 feet on the southerly line and 270.8 feet on the northerly line to a dead line, measuring 98 feet thereon.

Being the same property conveyed to W. C. Allen and Donald Guinn, by deed from Ivo Burns McAlister, Jr., dated June 18, 1956, filed September 24, 1956, and recorded in book 2595, page 117, said Register's Office.

This conveyance is made subject to restrictions of record in book 2294, page 346, Register's Office for Davidson County, Tennessee, and a ten-foot easement for public utility purposes along rear line of premises, anchor easement at northwest corner, 50-foot building setback line from Thackeray Drive, and conditions of owners certificate, as shown on plan in book 2133, page 111, 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 William E. Malone and wife, Margie Kemp Malone, their _____ **heirs and assigns, forever.**

And we **do covenant with the said** William E. Malone and wife, Margie Kemp Malone _____ **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.**

And we, W. C. Allen and Donald Guinn _____ **do further covenant and bind** ourselves, our **heirs and representatives, to warrant and forever defend the title to the said land to the said** William E. Malone and wife, Margie Kemp Malone, their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hand this** 12th **day of** October **, 19** 56.

W. C. Allen

Donald Guinn

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Hugh J. Bradley **, a Notary Public in and for said County and State, the within named** W. C. Allen and Donald Guinn _____ **the bargainor, 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 office, this 12th **day of** October **, 19** 56.

Hugh J. Bradley
Notary Public

Commission expires April 21, 1959.

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