BK 2601



For and in consideration of the sum of $ 10.00
----------TEN AND NO/100----------
DOLLARS

Cash in hand paid by Charles Douglas Lawrence and wife, Dora Lawrence, and other good and valuable considerations, receipt of which is hereby acknowledged,

PAUL N. BYRN (UNMARRIED)

HAS have bargained and sold, and by these presents do transfer and convey unto the said Charles Douglas Lawrence and wife, Dora Lawrence their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being the westerly 50 feet of the easterly 440 feet of the Northerly 160 feet of Lots 23 and 24, on the Map of Realty Savings Bank and Trust Company's Revised Plan of West Extension of Charlotte Park, as of record in Book 421, page 13, Register's Office for said County.

Said part of said lots front 50 feet on the southerly side of Idaho Avenue and run back between parallel lines 160 feet to a dead line. Being the same property conveyed to Payl N. Byrn, by deed from Robert Ward Byrn as of record in Book 2494, page 277, and as heirs at law of Lollie Byrn, deceased.

This conveyance subject to restrictive covenants contained in the deed from Webb Stephens, unmarried, to Dan B. Yearwood, dated April 4, 1946, filed for record April 11, 1946, of record in Book 1383, page 98, as follows: "This is to be exclusively residential property; and no dwelling is to be built on said lots which does not cost at least $3500.00 and no dwelling to be smaller than four rooms and a bath. This restriction to be effective for twenty years.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Charles Douglas Lawrence and wife, Dora Lawrence their heirs and assigns, forever.

And he does do covenant with the said Charles Douglas Lawrence and wife, Dora Lawrence that he is lawfully seized and possessed of said land in fee simple; have a good right to convey it. and the same is unencumbered, except taxes for 1956 which are prorated and assumed by grantee therein.

And I, Paul N. Byrn do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Charles Douglas Lawrence and wife, Dora Lawrence their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 8th day of November, 1956.

Paul N. Byrn

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Jeannette C. Mitchell, a Notary Public in and for said County and State, the within named Paul N. Byrn the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 8th day of November, 1956.

Commission Expires April 30, 1960

Jeannette C. Mitchell
Notary Public

WARRANTY DEED

FROM PAUL N. BYRN

TO CHARLES DOUGLAS LAWRENCE, ET UX

23031

Murphree Mortgage Company

STATE OF TENNESSEE
DAVIDSON COUNTY
REGISTER'S OFFICE
Received for record 20th day of NOV A.D. 1956 at 2 o'clock P.M.
Noted in Book 2601 Page 459
Recorded in Book 2601 Page 459
Recording Fee $ 1.10
JAMES P. WILSON, Register
By [illegible] D.C.

Published by [illegible]

BK 2601 PG 459