K 2634

WARRANTY DEED

For and in consideration of the sum of Ten and no/100 - - - ($10.00) - - - - - - - - -

- DOLLARS

cash paid by Jesse E. Harper and wife, Tommie J. Harper, and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

We, Melvin A. Karnes and wife, Mildred Karnes

have bargained and sold, and by these presents do transfer and convey unto the said Jesse E. Harper and wife, Tommie J. Harper, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being lot No. 80 on the Plan of Horton Heights, Section 2, as of record in book 1835, page 128, Register's Office for said County.

Said lot No. 80 fronts 90 feet on the southeasterly side of Charlotte Pike and runs back 241.7 feet on the northeasterly line and 243.3 feet on the southwesterly line to a dead line, measuring 90 feet thereon.

Being the same real property conveyed to Melvin A. Karnes and wife, Mildred Karnes, by deed from W. L. Hailey and wife, dated September 5, 1952, filed October 29, 1952, and recorded in book 2099, page 283, said Register's Office.

This conveyance is made subject to ten-foot easement for public utilities along the rear line of premises, 120-foot building setback line from Charlotte Pike and conditions of owners certificate as shown on plan in book 1835, page 128; and restrictive covenants contained in an instrument of record in book 2087, page 566, as modified by instrument of record in book 2093, page 49, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Jesse E. Harper and wife, Tommie J. Harper, their heirs and assigns, forever.

And we do covenant with the said Jesse E. Harper and wife, Tommie J. Harper 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 do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Jesse E. Harper and wife, Tommie J. Harper, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 4th day of January, 1957

Melvin A. Karnes

Mildred Karnes

STATE OF TENNESSEE
Davidson County

Personally appeared before me, C. E. Francis, a Notary Public in and for said County and State, the within named Melvin A. Karnes and wife, Mildred Karnes

the bargainors, 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 7 day of January, 1957

Commission expires April 28-1959

C. E. Francis
Notary Public

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