K 2637

TENNESSEE TITLE COMPANY

WARRANTY DEED — FORM 1001 — Published by Tennessee Title Company

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

Cash in hand paid by the grantees herein and other good and valuable considerations, receipt of which is hereby acknowledged, the grantor, AJAX DEVELOPMENT COMPANY,

has / ~~have~~ does bargained and sold, and by these presents ~~do~~ transfer and convey unto the said DOWIN EARL LANIER AND WIFE, NANNIE LEE PINKERTON LANIER 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. 19 on the Revised Plan of FISK PARK, of record in Book 2331, page 114, Register's Office for said County.
Said Lot No. 19 fronts 50 feet on the westerly side of Underwood Street and runs back 123.8 feet on the northerly line and 124 feet on the southerly line to the easterly right-of-way of the Tennessee Central Railroad on which it measures 50 feet.
Being part of the property conveyed to Ajax Development Company, by deed from W. L. Bainbridge, Jr. agent for Ajax Development Company, of record in Book 2454, page 71, said Register's Office.

The above described property is being conveyed subject to restrictions in Book 2499, page 171, 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 DOWIN EARL LANIER AND WIFE, NANNIE LEE PINKERTON LANIER their heirs and assigns, forever.

And the grantor does ~~so~~ covenant with the said DOWIN EARL LANIER AND WIFE, NANNIE LEE PINKERTON LANIER that it is lawfully seized and possessed of said land in fee simple, / ~~have~~ has a good right to convey it, and the same is unencumbered, **except by 1957 taxes which the grantees herein assume and agree to pay.**

And the grantor herein does successors ~~its~~ further covenant and bind itself, its / ~~heirs~~ and representatives, to warrant and forever defend the title to the said land to the said grantees herein their heirs and assigns against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, AJAX DEVELOPMENT COMPANY, has caused this instrument to be ~~executed~~ executed by its duly authorized officers on this the 4th day of January 1957.

AJAX DEVELOPMENT COMPANY

Attest: Evelyn Strasser — By: W. L. Bainbridge Jr.
Evelyn Strasser, Secretary — President

STATE OF TENNESSEE
DAVIDSON COUNTY

(SEE CORPORATION ACKNOWLEDGMENT OVER)

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named .....

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.....

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 ..... , Tennessee, this ..... day of ....., 19.....

Commission expires ..... Notary Public

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