K 2640

WARRANTY DEED Form 1001 Published by Tennessee Title Company

For and in consideration of the sum of $ 5,500.00- - - - - - - - - - - - - - - - - -

FIFTY-FIVE HUNDRED & NO/100- DOLLARS

cash in hand paid by D. C. Traylor and wife, Annie Walker Traylor, the receipt of which is hereby acknowledged, we, E. C. Chance and wife, Malinda E. Chance, and Glenn H. Huffine and wife, Jo Rains Huffine, - - - - - - - -

have bargained and sold, and by these presents do transfer and convey unto the said D. C. TRAYLOR AND WIFE, ANNIE WALKER TRAYLOR, 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. 13 on the Map of Haven Acres, Sec. I, of record in Book 2331, page 89, Register's Office for said County, and Lot No. 24 on the Map of Haven Acres, Sec. II, of record in Book 2331, page 139, said Register's Office, described separately as follows:
Said Lot 13 fronts 100.28 feet on the westerly side of Diane Court and runs back 282.4 feet on the southerly line and 376.12 feet on the northerly line, which is a broken line, to a dead line in the rear, measuring 258.5 feet thereon.
Said Lot 24 fronts 155 feet on the westerly side of Diane Drive and runs back between parallel lines 258.5 feet to a dead line.
Being part of the property conveyed to E. C. Chance and wife, Malinda E. Chance, and Glenn H. Huffine and wife, Jo Rains Huffine, by deed from Bessie D. Kennedy and husband, of record in Book 2437, page 93, said Register's Office.
Said property is sold and hereby conveyed subject to easements, restrictive covenants and building set-back lines of record in Book 2331, page 89, Book 2331, page 139, and Book 2487, page 96, and Book 2592, page 183, all in said Register's Office.
Taxes for the current year have been prorated and will be paid by the Grantees.
The undersigned Bessie D. Kennedy joins in this conveyance for the following purpose and none other: That is to say that she is the true and lawful owner and holder of one note by the Grantors herein, secured by lien of record in Book 2437, page 93, Register's Office for said County, and does hereby release and discharge said lien as to the lots above described (Lots 13 and 24 only) but no further or otherwise.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said D. C. Traylor and wife, Annie Walker Traylor, their heirs and assigns, forever.

And we do covenant with the said D. C. Traylor and wife, Annie Walker Traylor, that lawfully seized and possessed of said land in fee simple; have a good right to convey it. and the same is unencumbered, excepting current taxes and restrictions, easements and building set-back lines above mentioned.
And we, the Grantors herein, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said D. C. Traylor and wife, Annie Walker Traylor, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 6th day of February, 1957.

STATE OF TENNESSEE
Davidson County

Personally appeared before me, W. H. Landis, a Notary Public in and for said County and State, the within named E. C. Chance and wife, Malinda E. Chance, and Glenn H. Huffine and wife, Jo Rains Huffine, and Bessie D. Kennedy,

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 Madison, Tennessee, this 6th day of February, 1957.

Commission expires April 26, 1958

W. H. Landis
Notary Public

601