K 2642

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

WARRANTY DEED

For and in consideration of the sum of Thirteen Thousand Two Hundred Fifty and No/100 ----- ----------------------------------$13,250.00 ------------------------------DOLLARS

Cash in hand paid by William L. James and wife, Mary Margaret K. James, the receipt of which is hereby acknowledged,

Evans and Crockett, Inc.,
a Tennessee Corporation with its principal office and place of business at Nashville, Tennessee

has ~~have~~ bargained and sold, and by these presents do/es transfer and convey unto the said William L. James and wife, Mary Margaret K. James

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. 97 on the Plan of Donelson Hills Subdivision, as of record in Book 2331, pages 22 and 23, Register's Office for said County.
Said Lot No. 97 fronts 138.35 feet on the easterly side of Dearborn Drive and runs back 206.4 feet on the north line and 234 feet on the south line, which is a broken line, to a dead line in the rear, measuring 13.4 feet thereon.
Being a part of the same property conveyed to Evans and Crockett, Inc., formerly E. S. Evans, Inc., by deed from Herschel Greer, et al, of record in Book 2450, page 581, said Register's Office.

This conveyance is made subject to Restrictive covenants of record in Book 2396, page 365, Register's Office for Davidson County, Tennessee, and the Plan of record in Book 2331, pages 22 and 23, said Register's Office, which shows a 50 foot building set back line from Dearborn Drive, and a 10 foot easement for public utilities along the rear 117 feet of the south line and the rear line.

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 L. James and wife, Mary Margaret K. James their heirs and assigns, forever.

And it does ~~do~~ covenant with the said William L. James and wife, Mary Margaret K. James that it is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered, except 1957 taxes which have been prorated and are hereby assumed by the purchasers.

And Evans and Crockett, Inc. do/es further covenant and bind itself, its successors ~~heirs~~ and representatives, to warrant and forever defend the title to the said land to the said William L. James and wife, Mary Margaret K. James, their heirs and assigns against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF EVANS AND CROCKETT, INC., a Corporation aforesaid has caused this instrument to be executed by its duly authorized officer on this 1st day of April 1957 xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx

EVANS AND CROCKETT, INC.
BY: E. S. Evans
E. S. Evans, President

STATE OF TENNESSEE
Davidson County

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

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 office, this ______ day of ____________, 19___

Commission expires ____________ ____________ Notary Public

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