BK 2643

77500

WARRANTY DEED Form 1001 **Published by Tennessee Title Company**

For and in consideration of the sum of $ TEN ---------- ($10.00) ------- DOLLARS, cash, and other good and valuable considerations, the receipt of which are hereby acknowledged, and in consideration of purchasers assuming the unpaid balance owing on note dated June 2, 1951, in original amount of $8,000.00, payable to Guaranty Mortgage Co., of Nashville, which note is secured by deed of trust executed by Norris A. Witty and wife, Maudie H. Witty to Herschel Greer, Trustee, of record in Book 1961, page 183, Register's Office of Davidson County, Tennessee, we Norris A. Witty and wife Maudie H. Witty have bargained and sold, and by these presents do transfer and convey unto the said Douglas B. Dement and wife, Eleanor M. Dement, 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 Lots Nos. 7 and 8 of Block A on the Plan of Berry Hill Gardens, of record in Book 1130, page 36, Register's Office for said County.

Said Lots adjoin and front together 130 feet on the west side of West Iris Drive and run back between lines, 248.5 feet on the north line, of Lot No. 8, and 159.4 feet on the south line of Lot No. 7, to a dead line in the rear on which they measure 255 feet.

Being the same property conveyed to Norris A. Witty and wife, Maudie H. Witty, by deed from Carl J. Batson, of record in Book 2105, page 265, and from Louis C. Harman, et ux, by deed of record in Book 1976, page 226, said Register's Offide.

Said property is conveyed subject to restrictions filed for record prior to Feb. 15, 1950, in Book 1165, page 627, in Book 1491, page 321, and an amendment in Book 1627, page 148, and the plan of record in Book 1130, page 36, which shows a set-back line from West Iris Drive, the distance not shown, and a 10-foot easement for public utilities across the rear of the lots.

Purchasers assume 1957 taxes.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Douglas B. Dement and wife, Eleanor M. Dement, their heirs and assigns, forever.

And we do covenant with the said Douglas B. Dement and Eleanor M. Dement 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, except for balance owing under of trust hereinabove assumed by purchasers.

And we, Norris A. Witty and wife, Maudie H. Witty do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Douglas B. Dement and wife, Eleanor M. Dement, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 30th day of March, 1957.

Norris A. Witty

Maudie H. Witty

STATE OF TENNESSEE
Davidson County

Personally appeared before me, J. B. Williams, a Notary Public in and for said County and State, the within named Norris A. Witty and wife, Maudie H. Witty, 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 Nashville, Tennessee, this 30 day of March, 1957.

My Commission Expires 1-30-60

J. B. Williams
Notary Public

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