K 2645

WARRANTY DEED

For and in consideration of the sum of ($10.00)

- - - - - - - - - - - - - - - TEN AND NO/100 - - - - - - - - - - - - - - - - - DOLLARS cash in hand paid and other good and valuable considerations, paid by the grantees, the receipt of which is hereby acknowledged, and the assumption by the grantees herein, of an unpaid principal balance of $18,481.23 of an original note dated March 26, 1956, in the amount of $18,900.00, which note is secured by a Deed of Trust executed by William McKinney Lynn,Jr., and wife, to E. A. Covington, Trustee, of record in book 2512, page 355, Register's Office for Davidson County, Tennessee.

We, William McKinney Lynn, Jr., and wife, Margaret Harper Lynn,

have bargained and sold, and by these presents do transfer and convey unto the said William Haley and wife, Ester E. Haley, 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. 78 on the plan of Brook Meade, Section IV, as of record in book 2133, page 93, Register's Office for said County, described as follows:

Beginning on the southeasterly margin of Georgetown Drive at the corner of lots Nos. 57 and 78 on said plan; thence with the southeasterly margin of said Drive northeastwardly 140 feet to a monument at the beginning of a curve; thence around said curve, having a radius of 25 feet, 39.3 feet to a concrete monument on the southwesterly margin of Bresslyn Road; thence with the southwesterly margin of said road southeastwardly 211 feet to the northeasterly corner of lot No. 77 on said plan; thence with the line between said lots Nos. 77 and 78 southwestwardly 168 feet to the common corner of said lots Nos. 57, 77 and 78; thence with the line between said lots Nos. 58 and 78 northwestwardly 236 feet to the beginning.

Premises were conveyed to William McKinney Lynn,Jr. , and wife, Margaret Harper Lynn by deed from Siegrist Brothers Dairy, a partnership composed of J. C. Siegrist et al, dated November 18, 1954, filed November 18, 1954, and recorded in book 2332, page 601, said Register's Office.

This conveyance is made subject to restrictions of record in Book 2278, page 447,R.O.D. C.Tenn., and ten-foot easement for public utilities along the southerly and westerly lines of premises, anchor easement, 75-foot building setback line from Georgetown Drive, 50-foot building setback line from Bresslyn Rd., of record in Book 2133,page 93,R.C.DC.Tenn.

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 Haley and wife, Ester E. Haley, their heirs and assigns, forever.

And we do covenant with the said William Haley and wife, Ester E. Haley 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 as above set out.

And we, William McKinney Lynn,Jr., and wife, Margaret Harper Lynn do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said William Haley and wife, Ester E. Haley, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand this 20th day of April, 1957.

William McKinney Lynn Jr.

Margaret Harper Lynn

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Hugh J. Bradley, a Notary Public in and for said County and State, the within named William McKinney Lynn,Jr. and Margaret Harper Lynn

the bargainor s, 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 20th day of April, 1957.

Hugh J. Bradley
Notary Public

Commission expires April 21, 1959.

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