BK 2648

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 $11,970.37 of an original note dated July 14,1953 in the amount of $14,000.00, which note is secured by a Deed of Trust executed by John M. Thomas and wife, to E. A. Covington, Trustee, of record in Book 2208, page 509 Register's Office for Davidson County, Tennessee.

We, John M. Thomas and wife, Morene Thomas

have bargained and sold, and by these presents do transfer and convey unto the said James A. Kearley and wife, Realta B. Kearley, 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. 117 on the Map of West Meade Farms, Inc., Section "E", as of record in book 1835, page 70, Register's Office for said County.

Said lot No. 117 fronts 138.5 feet on the northerly side of Robin Hill Road and runs back 382.2 feet on the westerly line and 362 feet on the easterly line to a dead line, measuring 209.5 feet thereon.

Being the same real property conveyed to John M. Thomas and wife, Morene Thomas, by deed from George Gianikas and wife, dated July 14, 1953, filed July 15, 1953, and recorded in book 2155, page 83, said Register's Office.

This conveyance is made subject to restrictions of record in Book 2011, page 235, Register's Office for Davidson County, Tennessee, and a ten-foot easement for public utilities along the northerly line of premises, 100-foot building setback line from Robin Hill Road, and conditions of owners certificate, as shown on plan of record in book 1835, page 70, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said James A. Kearley and wife, Realta B. Kearley, their

heirs and assigns, forever.

And we **do covenant with the said** James A. Kearley and wife, Realta B. Kearley,

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 for the 1957 State and County taxes, which have been pro-rated and assumed by the grantees.**

And we, John M. Thomas and wife, Morene Thomas,

do further covenant and bind ourselves, our **heirs and representatives, to warrant and forever defend the title to the said land to the said** James A. Kearley and wife, Realta B. Kearley,

their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hand this** 14th **day of** May **,19** 57.

John M. Thomas

Morene Thomas

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**

John M. Thomas and Morene Thomas

the bargainer, 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 14th day of May 19 59

My Commission Expires April 21, 1959.

Hugh J. Bradley
Notary Public

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