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 $10,789.06 of an original note dated July 16, 1955, in the amount of $11,600.00, which note is secured by a Deed of Trust executed by Clifford C. Thomas and wife, to E. A. Covington, Trustee, of record in Book 2426, page 393, Register's Office for Davidson County, Tennessee.

We, Clifford C. Thomas and wife, Lillian Thomas have bargained and sold, and by these presents do transfer and convey unto the said Woodrow John Gregory and wife, Stella E. Gregory, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in the 8th Civil District of Davidson County, Tennessee, being lot No. 183 on the Plan of Brook Meade, Section VI, of record in book 2331, pages 3 and 4, Register's Office for said County.

Said lot No. 183 fronts 108 feet on the southwesterly margin of Bresslyn Road and extends back southwestwardly 595 feet on the northwesterly side and 469.8 feet on the southeasterly side to a dead line in the rear measuring 240 feet thereon.

Being the same real property conveyed to Clifford C. Thomas and wife, Lillian Thomas, by deed from Seth E. Walker and wife, dated July 16, 1955, filed July 22, 1955, and recorded in book 2442, page 26, said Register's Office.

This conveyance is made subject to restrictions of record in book 2333, page 629, Register's Office for Davidson County, Tennessee, and ten-foot easement for public utilities along the southwesterly line of premises, anchor easement at the northeast corner of premises, 70-foot building setback line from Bresslyn Road, and conditions of owners certificate, as shown on plan of record in book 2331, pages 3 and 4, 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 Woodrow John Gregory and wife, Stella E. Gregory, their heirs and assigns, forever.

And we do covenant with the said Woodrow John Gregory and wife, Stella E. Gregory 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, Clifford C. Thomas and wife, Lillian 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 Woodrow John Gregory and wife, Stella E. Gregory, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand this 30th day of April, 1957

Clifford C. Thomas

Lillian V. 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 Clifford C. Thomas and Lillian Thomas with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my official seal at office, this 30th day of April, 1957.

My commission expires April 21, 1959.

Hugh J. Bradley
Notary Public

HUGH J. BRADLEY NOTARY PUBLIC DAVIDSON COUNTY

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