BK 2648



WARRANTY DEED Form 1001 Published by Tennessee Title Company

For and in consideration of the sum of $ 2,750.00- - - - - - - - - - - - - - - - - -

TWENTY-SEVEN HUNDRED & FIFTY & NO/100- - - - - - - - - - - - - - - - - - DOLLARS

cash in hand paid by Robert F. DuBose and wife, Helen F. DuBose, the receipt of which is hereby acknowledged, we, E. C. Chance and wife, Malinda E. Chance, and Glenn H. Huffine and wife, Jo Rains Huffine, - - - - - -

have bargained and sold, and by these presents do transfer and convey unto the said ROBERT F. DUBOSE AND WIFE, HELEN F. DUBOSE, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Lot No. 39 on the Plan of Haven Acres, Section One, as of record in Book 2331, page 89, Register's Office for said County.

Said lot fronts 154.69 feet on the westerly side of Ronnie Road and runs back between parallel lines 260.16 feet to a dead line in the rear.

Being part of the property conveyed to E. C. Chance and wife, Malinda E. Chance, and Glenn H. Huffine and wife, Jo Rains Huffine, by deed from Edwin E. (or Eugene) Pruett and wife, as of record in Book 2443, page 389, said Register's Office.

Taxes for the current year have been prorated and will be paid by the Grantees.

Said property is sold and hereby conveyed subject to restrictive covenants, easements and building set-back lines as of record in Book 2331, page 89, and in Book 2487, page 96, both in said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Robert F. DuBose and wife, Helen F. DuBose, their heirs and assigns, forever.

And we do covenant with the said Robert F. DuBose and wife, Helen F. DuBose, their that lawfully seized and possessed of said land in fee simple; have a good right to convey it. and the same is unencumbered, excepting current taxes and restrictive covenants, easements and building set-back above mentioned. And we, the Grantors herein, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Robert F. DuBose and wife, Helen F. DuBose, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 4th day of May, 19 57.

Jo Rains Huffine — Malinda E. Chance

Glenn H. Huffine — E. C. Chance

STATE OF TENNESSEE
Davidson County

Personally appeared before me, W. H. Tandis, a Notary Public in and for said County and State, the within named E. C. Chance and wife, Malinda E. Chance, and Glenn H. Huffine and wife, Jo Rains Huffine, 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 Madison, Tennessee, this 4th day of May, 19 57.

Commission expires April 26, 1958

W. H. Tandis
Notary Public

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