K 2649

WARRANTY DEED

THIS INDENTURE WITNESSETH, that for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, the undersigned O. R. LONG and wife, IRMA M. LONG, hereby convey and warrant to JAMES C. CONE and wife, KATHERINE COX CONE, the following described real estate located in Davidson County, Tennessee:

Lot No. 5 on the unrecorded Plan of Oak Hill Valley Subdivision, of the Oak Hill Land Company, as shown on the plat dated March 22, 1950.

Said Lot No. 5 fronts 186 feet on the southerly side of Oak Hill Valley Lane, beginning at the northeast corner of Lot No. 4; thence with the easterly margin of Lot No. 4, southerly 235 feet to a point; thence eastwardly 186 feet to the southwest corner of Lot No. 6; thence northwardly with the west margin of Lot No. 6, 235 feet to the south margin of Oak Hill Valley Lane; thence westwardly 186 feet to the point of beginning.

Being the same property conveyed to O. R. Long and wife, Irma M. Long, by deed from Oak Hill Land Company, of record in Book 1874, page 617, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the above described real estate and all appurtenances thereunto belonging to the above named grantees as tenants by the entirety in fee simple.

O. R. Long and wife, Irma M. Long, do hereby covenant that they are lawfully seized and possessed of said land in fee simple; that they have a good right to convey it, and that the same is unencumbered except for restrictive covenants contained in instruments of record in Book 931, page 53, Book 1788, at page 186, and in Book 1809, at page 539, Register's Office for Davidson County, Tennessee, and except for the 75 foot setback line from Oak Hill Valley Lane, and a 10 foot easement along the rear line of said lot for public utilities as shown on the unrecorded plan of Oak Hill Valley Subdivision, and except also for the restrictions of record in Book 1874, at page 617, in said Register's Office, concerning the approval of plans and specifications on any residence to be erected on this lot. O. R. Long and wife, Irma M. Long, do further covenant to warrant and defend the title of the above named grantees against the lawful claims of all persons.

IN WITNESS WHEREOF the undersigned O. R. Long and wife, Irma M. Long, have hereunto signed their names and executed this Warranty Deed at Nashville, Tenn. this 31 day of May, 1957.

O. R. Long

Irma M. Long

GRANTORS

STATE OF _____

COUNTY OF _____

Personally appeared before me, _____, a Notary Public in and for the said County and State, the above named O. R. Long and Irma M. Long, husband and wife, the grantors and bargainors in the above Warranty Deed, with whom I am personally acquainted, and each of them separately acknowledged that they, and each of them separately acknowledged that they, and each of them, executed the within instrument for the purposes therein contained, and they further acknowledged that the execution by each of them was and is done freely, voluntarily, understandingly and without compulsion or restraint.

Witness my hand and official seal at _____, this ____ day of _____, 1957.

_____ Notary Public

My commission expires: _____

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