BK 2691

WARRANTY DEED READ E. FOLK, JR., FORM **NASHVILLE TITLE COMPANY**

For and in consideration of the sum of TEN and no/100 DOLLARS ($10.00),

Cash in hand and other good and valuable considerations paid to us by the purchasers, the receipt of which is hereby acknowledged and in addition, this conveyance is made subject to the unpaid balance of an indebtedness secured by a deed of trust of record in Book 2300, page 325, Register's Office for Davidson County, Tennessee, we

Clinton R. Scroggin and wife Louise B. Scroggin

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto

M. L. Barrett and wife Rachel S. Barrett

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 67 on the Map of Glencliff Estates, Section Two, as of record in Book 1130, pages 77 and 78, Register's Office for said County.

Said Lot No.67 fronts 100 feet on the southerly side of Greymont Drive and runs back between parallel lines 300 feet to a dead line.

Being the same property conveyed to Clinton R. Scroggin and wife Louise B. Scroggin by deed from Clell W. Smith and wife Gertrude B. Smith of record in Book 2292, page 417, R. O. D. C. Tennessee.

This conveyance is made subject to restrictions of record in Book 1300, page 290, applicable to Section One, Glencliff Estates, which were made applicable to this property by an instrument of record in Book 1373, page 61; instrument of record in Book 1762, page 194, amending side set-back line from 20 feet to 15 feet; and the plan of record in Book 1130, pages 77 and 78, Register's Office for Davidson County, Tennessee, which shows an 80 foot building set-back line from Greymont Drive and a 10 foot easement along the rear of the lot for public utilities.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, his heirs, successors and assigns, forever.
And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered except as herein shown.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons whomsoever.
Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.
In witness whereof, the Grantor has hereunto set his hand on this, the 22nd day of July, 1957

Clinton R. Scroggin
Louise B. Scroggin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Jno. D. Coleman, Jr., a Notary Public in and for the State and County aforesaid, personally appeared the within named Clinton R. Scroggin and wife Louise B. Scroggin, 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 Nashville, Tennessee, this, the 22nd day of July, 1957

Jno. D. Coleman, Jr.
Notary Public

My commission expires: Nov. 13, 1960

NOTARY PUBLIC DAVIDSON COUNTY TENN.

NASHVILLE TITLE COMPANY
"A Guaranteed Title"
NASHVILLE, TENNESSEE

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 25 day of July A.D. 1957 at 2:28 o'clock P.M.
Noted in Book 82 Page 419
Recorded in Book ___ Page ___
Recording Fee $2.00
JAMES P. WILSON, Register
By ___ Dpt. Reg.

WARRANTY DEED
From Clinton R. Scroggin, et al
To M. L. Barrett and wife, Rachel S. Barrett
46590