BK 2692

MEH 7-29-57

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand, and other valuable considerations, paid by Dorothy J. Mize (hereinafter called Grantee), to M. L. Maxwell and wife, Ethel Maxwell, the receipt of which is hereby acknowledged,

We, M. L. Maxwell and wife, Ethel Maxwell (hereinafter called Grantors) have bargained and sold and do hereby transfer and convey unto the said Grantee, her heirs and assigns, a certain tract or parcel of land located in Davidson County, Tennessee, more particularly described as follows:

> Being Lot No. 4 on the Plan of Lealand Manor, 7th Addition, as of record in book 2083, page 24, Register's Office for said County.
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> Said lot No. 4 fronts 190 feet on the easterly side of Granny White Pike and extends back 457.5 feet on the northerly line and 454.4 feet on the southerly line to a dead line, measuring 190 feet thereon.
>
> Being the same real property conveyed to M. L. Maxwell by deed from Everett Beasley and wife, dated March 7, 1955, filed March 9, 1955, and recorded in book 2345, page 491, 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 Dorothy J. Mize, her heirs and assigns forever.

And we do covenant with the said Grantee 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 follows: State, County and City Taxes for the year 1957, which have been pro-rated and the entire amount assumed by the Grantee; Ten-foot utility easement and water line along rear line of premises, 150-foot building setback line and conditions of owners certificate, as shown on plan in book 2083, page 24, Register's Office for Davidson County, Tennessee; Agreement as set out in deed from Laura Lea Robertson to Everett Beasley and wife, dated November 20, 1939, filed November 23, 1939, and recorded in book 1108, page 460, Register's Office for Davidson County, Tennessee; Restrictive covenants contained in deed from Laura Lea Robertson to Everett Beasley and wife, dated November 20, 1939, filed November 23, 1939 and recorded in book 1108, page 460, Register's

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