K 2694

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

WARRANTY DEED

For and in consideration of the sum of TWELVE THOUSAND FIVE HUNDRED AND NO/100 . . . . . ($12,500.00) . . . . . DOLLARS
Cash in hand paid by Robert A. Hallman and wife, Ernestine L. Hallman, the receipt of which is hereby acknowledged, we,

J. DOUGLAS WRIGHT AND J. DOUGLAS WRIGHT, JR.

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

Land in Davidson County, Tennessee, being Lot No. 30 on the Plan of Charlotte Park Subdivision, Section 1, as of record in Book 2663, pages 2, 3, 4, 5, and 6, Register's Office for said County.

Said Lot No. 30 fronts 70 feet on the southerly side of American Road and runs back 146 feet on the westerly line and 147.9 feet on the easterly line to a dead line in the rear, measuring 70 feet thereon.

Being part of the property conveyed to J. Douglas Wright and J. Douglas Wright, Jr., by deed from Consolidated Developments, Inc., a Tennessee Corporation, of record in Book 2642, page 436, said Register's Office.

This conveyance is made subject to all restrictive covenants, easements, and setback lines that are applicable to the above described property.

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 A. HALLMAN AND WIFE, ERNESTINE L. HALLMAN their heirs and assigns, forever.

And we do covenant with the said ROBERT A. HALLMAN AND WIFE, ERNESTINE L. HALLMAN 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.

And we, J. DOUGLAS WRIGHT AND J. DOUGLAS WRIGHT, JR. 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 A. HALLMAN AND WIFE, ERNESTINE L. HALLMAN their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 18th day of July, 19 57

J. Douglas Wright

J. Douglas Wright, Jr.

STATE OF TENNESSEE
Davidson County

Personally appeared before me, A. M. Tenison, a Notary Public in and for said County and State, the within named J. Douglas Wright and J. Douglas Wright, Jr.

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 office, this 18th day of July, 19 57

Commission expires [illegible] 1961

A. M. Tenison
Notary Public

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