K 2694

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ---------- $10.00 ---------- **DOLLARS**
Cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged, and the assumption of the unpaid balance of the mortgage executed by Robert E. Lawless and wife, to R. Bruce Robertson, Jr., Trustee, of record in Book 2378, page 115, Register's Office for Davidson County, Tennessee, which mortgage the purchasers hereby assume and agree to pay, we,

ROBERT E. LAWLESS AND WIFE, NATHALEE M. LAWLESS

_____ **have bargained and sold, and by these presents do transfer and convey unto the said** James A. French, Jr. and wife, Sarah S. French

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. 1 on the Map of Cherry Acres Subdivision, as of record in Book 2083, page 35, Register's Office for said County. Said Lot No. 1 is described as follows:

Beginning at a point on the easterly margin of Carlton Drive, as established on said plan at the northwest corner of this lot in the south line of No. 2; thence with the line between Lots 1 and 2, easterly 251.8 feet to a point; thence southerly 382.7 feet to the northerly margin of Hemingway Drive; thence with the margin of same westerly 147 feet to a point; thence northwesterly along a curve, 59.1 feet to the easterly margin of Carlton Drive; thence with the margin of same northerly along a curve 75.4 feet to a point continuing with the same northerly along a slight curve 189.4 feet to the point of beginning.

Being the same property conveyed to Robert E. Lawless and wife, Nathalee M. Lawless, by deed from Busum Realty Company, of record in Book 2291, page 195, Register's Office for said County.

This conveyance is made subject to all restrictive covenants, easements and set back 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 James A. French, Jr. and wife, Sarah S. French their **heirs and assigns, forever.**

And we **do covenant with the said** James A. French, Jr. and wife, Sarah S. French **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 appears of record, and 1957 taxes which have been prorated and are hereby assumed by the purchasers.

And we, Robert E. Lawless and wife, Nathalee M. Lawless **do further covenant and bind** ourselves, our **heirs and representatives, to warrant and forever defend the title to the said land to the said** James A. French, Jr. and wife, Sarah S. French their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hands this** 20th **day of** August, 19 57

Robert E. Lawless

Nathalee M. Lawless

STATE OF TENNESSEE
Davidson County

Personally appeared before me, James R. Pearigen, Jr., **a Notary Public in and for said County and State, the within named** Robert E. Lawless and wife, Nathalee M. Lawless

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 office, this 20th **day of** August, 19 57

Commission expires January 28, 1958

James R. Pearigen, Jr.
Notary Public

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