K 2698

THIS FORM FURNISHED BY ATTORNEY'S TITLE CO

WARRANTY DEED

For and in consideration of the sum of Twelve Thousand Four Hundred and No/100 ---------- ----------$12,400.00---------- DOLLARS

Cash in hand paid by Walter S. Davis and wife, Ivanetta H. Davis, the receipt of which is hereby acknowledged, We,

N. H. Barker and Herschel Greer

_____ have bargained and sold, and by these presents do transfer and convey unto the said Walter S. Davis and wife, Ivanetta H. Davis 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. 31 on the Map of Haynes Heights, Section II, as of record in Book 2331, page 58, Register's Office for said County.
Said Lot No. 31 fronts 91 feet on the northwesterly side of Francis Street and runs back 152.3 feet on the southwesterly line and 180 feet on the northeasterly line to a dead line in the rear, measuring 111 feet thereon.
Being part of the property conveyed to N. H. Barker and Herschel Greer, partners with the right of either to convey the interest of the partnership without the joinder of the other partner, by deed from L. H. Jordan and wife, Marie Jordan, of record in Book 2333, page 50, said Register's Office.

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 Walter S. Davis and wife, Ivanetta H. Davis their heirs and assigns, forever.

And we do covenant with the said Walter S. Davis and wife, Ivanetta H. Davis 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 1957 taxes which have been prorated and are hereby assumed by the purchasers.

And we, N. H. Barker and Herschel Greer do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Walter S. Davis and wife, Ivanetta H. Davis their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 13th day of September, 1957

Herschel Greer

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 Herschel Greer

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seat at office this 13th day of September, 1957

Commission expires [illegible] 1961

A. M. Tenison
Notary Public

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