K 2700

WARRANTY DEED

For and in consideration of the sum of ($10.00)

- - - - - - - - - - - - - TEN AND NO/100 - - - - - - - - - - - - - - - - - DOLLARS

cash in hand and other good and valuable considerations, paid by the grantees, the receipt of which is hereby acknowledged,

We, John L. Harrod and wife, Evelyn K. Harrod,

have bargained and sold, and by these presents do transfer and convey unto the said Emma Jean Flowers and Edna H. Flowers, 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. 14 of block No. 2 on the map of the Stokes Tract, as of record in book 974, page 24, Register's Office for said County.

Said lot No. 14 fronts 100 feet on the easterly side of Woodlawn Avenue and runs back 328.2 feet on the northerly line and 325 feet on the southerly line to a dead line, measuring 54.7 feet thereon.

Being the same real property conveyed to John L. Harrod and wife, Evelyn K. Harrod, by deed from Jean M. Quiett, dated February 21, 1956, filed February 21, 1956, and recorded in book 2493, page 226, said Register's Office.

This conveyance is made subject to sixty-foot building setback line as shown on plan of record in book 974, page 24, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Emma Jean Flowers and Edna H. Flowers, their heirs and assigns, forever.

And we do covenant with the said Emma Jean Flowers and Edna H. Flowers, 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 for the 1957 State and County taxes, which have pro-rated and assumed by the grantees.

And we, John L. Harrod and wife, Evelyn K. Harrod, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Emma Jean Flowers and Edna H. Flowers, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand this 8th day of October, 19 57.

John L. Harrod

Evelyn K. Harrod

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Hugh J. Bradley, a Notary Public in and for said County and State, the within named John L. Harrod and Evelyn K. Harrod 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 8th day of October, 19 57.

Hugh J. Bradley
Notary Public

My commission expires April 21, 1959.

HUGH J. BRADLEY NOTARY PUBLIC DAVIDSON COUNTY

PG 255