K 2738

WARRANTY DEED

For and in consideration of the sum of ($10.00)
- - - - - - - - - - - - - - - TEN AND NO/100 - - - - - - - - - - - - - - - **DOLLARS**

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

We, Helon K. McKenzie and wife, Agnes S. McKenzie

have bargained and sold, and by these presents do transfer and convey unto the said John L. Herod,Jr., and wife, Willie Ervine Herod, 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. 16 on the Plan of Moss Rose Heights, Subdivision, Section No. 2, extended, as of record in book 1424, page 109, Register's Office for said County.

Said lot No. 16 fronts 100 feet on the westerly side of Moss Rose Drive and runs back between parallel lines 200 feet to a dead line.

Being the same real property conveyed to Helon K. McKenzie and wife, Agnes S. McKenzie, by deed from J. A. Lish and wife, dated August 9, 1950, filed September 20, 1950, and recorded in book 1882, page 269, said Register's Office.

This conveyance is made subject to restrictions of record in book 1153, page 283, Register's Office, Davidson County, Tennessee, and ten-foot easement for public utilities along the rear line of premises, 50-foot building setback line from Moss Rose Drive, and conditions of owners certificate, as shown on plan of record in book 1424, page 109, 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 John L. Herod,Jr., and wife, Willie Ervine Herod, their **heirs and assigns, forever.**

And we **do covenant with the said** John L. Herod,Jr., and wife, Willie Ervine Herod **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, Helon K. McKenzie and wife, Agnes S. McKenzie, **do further covenant and bind** ourselves, our **heirs and representatives, to warrant and forever defend the title to the said land to the said** John L. Herod,Jr., and wife, Willie Ervine Herod, their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hand this** 11th **day of** February, **19** 58.

Helon K. McKenzie

Agnes S. McKenzie

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** Helon K. McKenzie and Agnes S. McKenzie

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 11th **day of** February **19** 58.

HUGH J. BRADLEY
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission expires April 21, 1959.

Hugh J. Bradley
Notary Public

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