K 2745

# WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF ($10.00)----------

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

cash in hand paid by WILLIAM S. UNDERWOOD, JR. AND WIFE, ANNIE RUTH UNDERWOOD, and other good and valuable considerations, the receipt of all of which is hereby acknowledged;

FOLK-JORDAN COMPANY, INC., and THE UNION TRUST COMPANY, both Tennessee corporations, have bargained and sold and by these present do transfer and convey unto the said WILLIAM S. UNDERWOOD, JR. AND WIFE, ANNIE RUTH UNDERWOOD, their heirs and assigns, a certain tract of parcel of land in Davidson County, Tennessee, described as follows, to-wit:




Being Lot No. 385 on the Plan of Bellshire Estates, Section "A", as of record in Book 2331, pages 115 and 116, Register's Office for said County.
Said Lot No. 385 fronts 99 feet on the north side of Stilton Drive and runs back 300.8 feet on the west line and 321 feet on the east line to a dead line, which is a broken line, measuring 170 feet thereon.

**Being** part of the same property conveyed to Grantors by deed of Bellshire Properties, Inc., of record in Book 2735, page 288, Register's Office for Davidson County, Tennessee.

This **conveyance is made** subject to restrictive covenants of record in **Book 2538, page 193**, said Register's Office, and set-back lines, easements, etc. shown on Plan of record in Book 2331, pages 115 and 116, said Register's Office.

COMMERCE UNION BANK, a corporation, the lawful owner and holder of the indebtedness secured by Deed of Trust of record in Book 2685, page 495, Register's Office for Davidson County, Tennessee, joins herein for the sole purpose of releasing the lien secured by said Deed of Trust as to the property hereinabove described, but not further or otherwise.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said WILLIAM S. UNDERWOOD, JR. AND WIFE, ANNIE RUTH UNDERWOOD, their heirs and assigns forever.

And Grantors covenant with Grantees that they 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 aforesaid and taxes for the current year.

And Grantors do further covenant and bind themselves, their successors and representatives to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

This instrument executed this 3rd day of April 1958.

ATTEST:
Joseph N. Dawson
Secretary

FOLK-JORDAN COMPANY, INC.
By: Herbert N. Jordan
President

ATTEST:
Secretary

THE UNION TRUST COMPANY
By: E. H. Covington Jr.
Vice-President

ATTEST:
Donald T. Schutt
Cashier

COMMERCE UNION BANK
By: W. Howard Ford
Vice-President

PG 73