K 2748

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

WARRANTY DEED

For and in consideration of the sum of Ten Thousand Five Hundred and No/100 --------------

-------------------------------$10,500.00 ----------------------------- **DOLLARS**

Cash in hand paid by Moses McKissack IV and wife, Natalie Stuart McKissack, the receipt of which is hereby acknowledged,

College Hill Realty and Development Co., Inc.,
a Tennessee Corporation with its principal office and place of business at
Nashville, Tennessee

has ~~have~~ **bargained and sold, and by these presents do**es **transfer and convey unto the said** Moses McKissack IV and wife, Natalie Stuart McKissack

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. 103 on the Plan of College Hill Subdivision, Section IV, as of record in Book 2330, page 31, Register's Office for said County.

Said Lot No. 103 fronts 58.02 feet on the north side of Clifton Avenue and runs back 130.2 feet on the west line and 129.8 feet on the east line, to a dead line in the rear measuring 58 feet thereon.

Being part of the property conveyed to College Hill Realty and Development Co., Inc., by deed from McKissack and McKissack, Incorporated, a Tennessee Corporation, of record in Book 2698, page 291, and by deed of correction of record in Book 2746, page 555, Register's Office for Davidson County, Tennessee.

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 Moses McKissack IV and wife, Natalie Stuart McKissack their **heirs and assigns, forever.**

And it does ~~do~~ **covenant with the said** Moses McKissack IV and wife, Natalie Stuart McKissack **that** it is **lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered,** except 1958 taxes which have been prorated and are hereby assumed by the purchasers.

And College Hill Realty and Development Co., Inc., **do**es **further covenant and bind** itself, its successors ~~heirs~~ **and representatives, to warrant and forever defend the title to the said land to the said** Moses McKissack IV and wife, Natalie Stuart McKissack, their **heirs and assigns against the lawful claims of all persons, whomsoever.**

IN WITNESS WHEREOF COLLEGE HILL REALTY AND DEVELOPMENT CO., INC., a Corporation aforesaid has caused this instrument to be executed by its duly authorized officers on this 12th day of May, 1958.

Attest:

Lamar Mitchell

Lamar Mitchell, Secretary
(Corporation Acting Without Seal)

COLLEGE HILL REALTY AND DEVELOPMENT CO.INC.

By: Calvin L. McKissack

Calvin L. McKissack, President

STATE OF TENNESSEE
Davidson County

Personally appeared before me, ________________, **a Notary Public in and for said County and State, the within named** ________________

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

Witness my hand and official seal at office, this ____ **day of** ________, 19__

Commission expires __________ **Notary Public**

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