K 2748

**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, James L. Bosworth and wife, Lucille N. Boswroth,

have bargained and sold, and by these presents do transfer and convey unto the said Clarence Mullins and wife, Lila B. Mullins, 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. 175 on the plan of Rolling Meadows, as of record in book 1424, pages 98 and 99, Register's Office for said County.

Said lot No. 175 fronts 100 feet on the easterly side of Lealand Lane and runs back 259.9 feet on the southerly line and 264.5 feet on the northerly line, being a broken line, to a dead line, measuring 83.9 feet thereon.

Being the same real property conveyed to James L. Bosworth and wife, Lucille N. Bosworth, by deed from Harold W. Baker and wife, dated May 11, 1957, filed June 10, 1957, and recorded in book 2649, page 501, said Register's Office.

This conveyance is made subject to restrictions of record in book 1628, page 621, and in book 1713, page 420, Register's Office for Davidson County, Tennessee, and easements for water rights of record in Book 1141, page 378, Register's Office for Davidson County, Tennessee, and ten-foot easement for public utilities along rear and northerly lines of premises, 60-foot building setback line from Lealand Lane, and conditions of owners certificate, as shown on plan of record in book 1424, pages 98 and 99, 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 Clarence Mullins and wife, Lila B. Mullins, their heirs and assigns, forever.

And we do covenant with the said Clarence Mullins and wife, Lila B. Mullins, 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, James L. Bosworth and wife, Lucille N. Bosworth, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Clarence Mullins and wife, Lila B. Mullins, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand this 5th day of May, 1958.

James L. Bosworth
Lucille N. Bosworth

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 James L. Bosworth and Lucille N. Bosworth, the bargainor, 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 5th day of May, 1958.

Hugh J. Bradley
Notary Public

HUGH J. BRADLEY NOTARY PUBLIC DAVIDSON COUNTY

Commission Expires April 21, 1959

G 603