K 2794

WARRANTY DEED

For and in consideration of the sum of Twenty-four Thousand Five Hundred Dollars ($24,500), cash in hand paid, the receipt of which is hereby DOLLARS acknowledged, we, H. H. RAGLAND and wife, ELIZABETH L. RAGLAND,

have bargained and sold, and by these presents do transfer and convey unto the said THOMAS J. GROSS, JR., and wife, MARY DIXON GILL GROSS, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Lot No. 12 of Block 1 on the Map of the Highlands of Belle Meade, as of record in Book 1644, page 105, Register's Office for said County. Said Lot No. 12 fronts 200 feet on the easterly side of Nichol Lane and runs back 275.1 feet on the northerly line and 321.7 feet on the southerly line, to a dead line on which it measures 116.5 feet.

Being the same property conveyed to H. H. Ragland by deed of Paul E. Sexton et ux., of record in Book 1811, page 253, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictions of record in Book 1715, page 19, which were recorded prior to Feb. 15, 1950; easement for electric power lines granted City of Nashville by M. N. Young, Trustee, of record in Book 1644, page 373, being 20 feet wide across Lots 3, 4, 5, 11 and 12, of Block 1, said easement being along the rear property line of said lots; water rights, agreements, etc., contained in an instrument from Robert G. Benson, Trustee, et al., to The Nashville Suburban Utility District of record in Book 1255, page 580, RODC, 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 Thomas J. Gross, Jr., and wife, Mary Dixon Gill Gross, their heirs and assigns, forever.

And we do covenant with the said Thomas J. Gross, Jr., and wife, Mary Dixon Gill Gross, 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 by taxes for 1958 which are to be prorated as of the date of this deed.

And we, H. H. Ragland and wife, Elizabeth L. Ragland, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Thomas J. Gross, Jr., and wife, Mary Dixon Gill Gross, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 19th day of June, 1958

x H. H. Ragland

x Elizabeth L. Ragland

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Lowell M. Harper, a Notary Public in and for said County and State, the within named H. H. Ragland and wife, Elizabeth L. Ragland, 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 19th day of June, 1958

Lowell M. Harper
Notary Public

Commission expires 4-25-59

L. M. HARPER NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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