K 2795

WARRANTY DEED

For and in consideration of the sum of TWENTY THOUSAND FIVE HUNDRED AND NO/100 . . . . . ($20,500.00) . . . . . DOLLARS Cash in hand paid by David C. Kipp and wife, Viola H. Kipp, the receipt of which is hereby acknowledged, I,

H. H. CHITWOOD, unmarried,

have bargained and sold, and by these presents do transfer and convey unto the said DAVID C. KIPP AND WIFE, VIOLA H. KIPP 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. 7 on the Plan of Castlewood Estates, Section I, of record in Book 2331, page 72, Register's Office for said County.

Said Lot No. 7 fronts 82 feet on the southerly side of Revere Place and runs back between lines, 251.5 feet on the easterly line and 282.2 feet on the westerly line to a dead line in the rear on which it measures 141 feet.

Being part of the same property conveyed to H. H. Chitwood, by deed from R. I. Stanford, Jr. et al, of record in Book 1514, page 458, and by deed from Herbert N. Jordan, Trustee, of record in Book 2453, page 37, said Register's Office.

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 DAVID C. KIPP AND WIFE, VIOLA H. KIPP their heirs and assigns, forever.

And I do covenant with the said DAVID C. KIPP AND WIFE, VIOLA H. KIPP that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered., except for 1958 taxes, which have been prorated and are hereby assumed by the purchasers.

And I, H. H. CHITWOOD do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said DAVID C. KIPP AND WIFE, VIOLA H. KIPP their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 2nd day of July, 19 58

H. H. Chitwood

STATE OF TENNESSEE
Davidson County

Personally appeared before me, A. M. Tenison, a Notary Public in and for said County and State, the within named H. H. Chitwood

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

Witness my hand and official seal at office, this 2nd day of July, 19 58

Commission expires May 11 1961

A. M. Tenison
Notary Public

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