K 2797

WARRANTY DEED

For and in consideration of the sum of (10.00) **DOLLARS**

TEN AND NO/100

cash in hand paid and other good and valuable considerations, paid by the grantees, the receipt of which is hereby acknowledged,

We, Harry G. Graham and wife, Margaret Hunt Graham

have bargained and sold, and by these presents do transfer and convey unto the said Samuel A. Tarkington and wife, Lassie L. Tarkington, 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. 40 on the Plan of Charlotte Park, Section 1, as of record in book 2663, page 3, Register's Office for said County.

Said lot No. 40 fronts 75 feet on the southwesterly side of American Road and extends back 148 feet on the northwesterly line and 150.8 feet on the southeasterly line to a dead line, measuring 68 feet thereon.

Being part of the real property conveyed to Harry G. Graham and wife, Margaret Hunt Graham, by deed from Consolidated Developments, Inc., dated April 19, 1957, filed May 15, 1957, and recorded in book 2646, page 635, said Register's Office.

This conveyance is made subject to restrictions of record in book 2038, page 490, Register's Office for Davidson County, Tennessee, and ten-foot utility easement along rear line of premises and 50-foot building setback line, as shown on plan in book 2663, page 3, Register's Office for Davidson County, Tennessee, and restrictions of record in book 1907, page 241, Register's Office for Davidson County, Tennessee, and under agreement between Consolidated Developments, Inc., and City of Nashville, dated August 27, 1956, filed September 11, 1956, and recorded in book 2593, page 566, Register's Office for Davidson County, Tennessee, a pumping charge is prescribed and made a covenant running with the land.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Samuel A. Tarkington and wife, Lassie L. Tarkington, their **heirs and assigns, forever.**

And we **do covenant with the said** Samuel A. Tarkington and wife, Lassie L. Tarkington **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, Harry G. Graham and wife, Margaret Hunt Graham **do further covenant and bind** ourselves, our **heirs and representatives, to warrant and forever defend the title to the said land to the said** Samuel A. Tarkington and wife, Lassie L. Tarkington, their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hand** this 1st **day of** July, **19** 58.

Harry G. Graham

Margaret Hunt Graham

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** Harry G. Graham and Margaret Hunt Graham

the bargainors 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 1st **day of** July **19** 58.

Hugh J. Bradley
Notary Public

Commission expires April 21, 1959.

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