K 2799

WARRANTY DEED

Edward E. Lee, Jr.
and wife,
Elsie H. Lee

to

Ralph K. Disser
and wife,
Rose Marie Disser

HERMAN L. TRAUTMAN
COUNSELOR
LAND HALL
UNIVERSITY
5, TENNESSEE

THIS INDENTURE WITNESSETH, that for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable considerations from Ralph K. Disser and wife, Rose Marie Disser, the receipt and sufficiency of which are hereby acknowledged, and in further consideration of the promise of Ralph K. Disser and wife, Rose Marie Disser, to pay the balance due on a mortgage debt as hereinafter provided,

We, the undersigned Edward E. Lee, Jr. and wife, Elsie H. Lee, hereby bargain and sell and by these presents do transfer and convey to Ralph K. Disser and wife, Rose Marie Disser, their heirs and assigns, the following described real estate located in Davidson County, Tennessee:

Lot No. 5 of Block "D", on the Second Revised Plan of Highlands of Belle Meade No. 2, as of record in Book 1130, page 62, Register's Office for said County.

Said Lot No. 5 fronts 125 feet on the northerly side of Alton Road and runs back between lines, 171.36 feet on the westerly line and 170.67 feet on the easterly line, to a dead line in the rear, measuring 125 feet thereon.

Being the same property conveyed to Edward E. Lee, Jr., and wife, Elsie H. Lee, by deed from William S. Rickman and wife, as of record in Book 2301, page 246, said Register's Office.

TO HAVE AND TO HOLD the above described real estate and all appurtenances thereunto belonging to the above named Grantees in fee simple.

Covenants of Warranty: Edward E. Lee, Jr. and wife, Elsie H. Lee, hereby covenant that they are lawfully seized of said land in fee simple; that they have a good right to convey it, and that the same is unencumbered except for the following of record in the Register's Office of Davidson County, Tennessee:

The Deed of Trust to Miller Kimbrough, Trustee, of record in Book 2347, Page 551; an easement for telephone lines, etc., granted Southern Bell Telephone and Telegraph Company of record in Book 1065, Page 6; restrictions and reservation for right of way for water main of record in Book 1303, Page 693 and in Book 1300, Page 397, and restrictions and easement of record in Book 1357, Page 41; and except for building setback lines and easement for public utilities set forth in the plan of record in Book 1130, Page 62.

Edward E. Lee, Jr. and wife, Elsie H. Lee, further covenant that they will warrant and defend the title of the Grantees against the lawful claims of all persons.

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