K 2813

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of THIRTEEN THOUSAND SEVEN HUNDRED FIFTY AND NO/100 - ---------- ($13,750.00) ---------- DOLLARS Cash in hand paid by Herman T. Richards and wife, Annie Pearl Richards, the receipt of which is hereby acknowledged,

WRIGHT & SADLER, INC., a Tennessee corporation, with its principal office and place of business at Nashville, Tennessee,

has ~~have~~es bargained and sold, and by these presents do transfer and convey unto the said HERMAN T. RICHARDS AND WIFE, ANNIE PEARL RICHARDS

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. 361 on the Map of Bellshire Estates, Section "A", as of record in Book 2331, page 115, Register's Office for said County.

Said Lot No. 361 fronts 171.5 feet on the southwesterly side of Rugby Drive, and runs back 261 feet on the northwesterly line and 244.1 feet on the southeasterly line to a dead line in the rear on which it measures 140.1 feet.

Being part of the property conveyed to Wright & Sadler, Inc., by deed from Folk-Jordan Company, Inc., et al, of record in Book 2798, page 382, 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 Herman T. Richards and wife, Annie Pearl Richards their heirs and assigns, forever.

And it does ~~its~~ covenant with the said Herman T. Richards and wife, Annie Pearl Richards that it is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And Wright & Sadler, Inc. ~~its~~es successors and representatives, do further covenant and bind itself, its ~~heirs~~ successors and representatives, to warrant and forever defend the title to the said land to the said Herman T. Richards and wife, Annie Pearl Richards their heirs and assigns against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF: Wright & Sadler, Inc., a corporation aforesaid, has caused this ~~instrument~~ to be executed by its duly authorized officers this 13th day of November, 1958.

ATTEST: WRIGHT & SADLER, INC.

Lewis H. Sadler
Lewis H. Sadler, Secretary-Treasurer

By John E. Wright
John E. Wright, President

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