BK 2855

WARRANTY DEED

For and in consideration of the sum of ($10.00)
- - - - - - - - - - - - TEN AND NO/100 - - - - - - - - - - - - - - - - - - **DOLLARS**
cash in hand paid and other good and valuable considerations, paid by the grantees, the receipt of which is hereby acknowledged, and the assumption by the grantees herein, of an unpaid principal balance of $13,000.00 of an original note dated February 6,1958, which note is secured by a Deed of Trust executed by Ghee and Sanders,Inc., to Everett A. Covington,Jr., Trustee of record in Book 2688, page 285, Register's Office for Davidson County, Tennessee.

Ghee and Sanders,Inc., a Tennessee Corporation, existing under the laws of the State of Tennessee,
has ~~have~~ **bargained and sold, and by these presents do transfer and convey unto the said** Hoyle William Parham and wife, Bobby Parham, 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. 30 on the Plan of Donelson Meadows, Section 2, as of record in book 2133, pages 100 and 101, Register's Office for said County, described as follows:

Beginning on the easterly margin of Bellrose Avenue at the northwest corner of lot No. 29 on said plan; thence with the line between said lots Nos. 29 and 30, eastwardly 206.9 feet to the northeast corner of said lot No. 29; thence north 2 degrees 05 minutes east 88.5 feet to the southeast corner of lot No. 43 on said plan; thence with the line between said lots Nos. 30 and 43, westwardly 173.1 feet to the northeast corner of lot No. 31 on said plan; thence with the line between said lots Nos. 30 and 31, southwestwardly 146.2 feet to the northerly margin of said Avenue; thence with same and with a slight curve in a southeasterly direction 44.94 feet to the beginning.

Being part of the real property conveyed to Ghee and Sanders, Inc., a Tennessee corporation, by deed from James E. Ghee and Alfred E. Sanders, dated February 23,1956, filed February 23, 1956, and recorded in book 2493, page 314, said Register's Office.

This conveyance is made subject to ten-foot easement for public utility purposes along the easterly and northerly lines of premises, 30-foot building setback line from Bellrose Avenue, and conditions of owners certificate, as shown on plan of record in book 2133, pages 100 and 101, Register's Office for Davidson County, Tennessee, and restrictions of record in book 2283, page 361, Register's Office for Davidson County, 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 Hoyle William Parham and wife, Bobby Parham, their
heirs and assigns, forever.

And it does ~~do~~ **covenant with the said** Hoyle William Parham and wife, Bobby Parham
that it is **lawfully seized and possessed of said land in fee simple;** ~~have~~ has **a good right to convey it, and the same is unencumbered.,** except as above set-out.

And Ghee and Sanders, Inc., a Tennessee Corporation
do further covenant and bind itself, its / successors and assigns ~~heirs and representatives~~ **to warrant and forever defend the title to the said land to the said** Hoyle William Parham and wife, Bobby Parham,
their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness ~~my~~ **hand this** 13th **day of** November, 19 58.

GHEE AND SANDERS, INC.
BY: James E. Ghee
President
ATTEST: Alfred E. Sanders
Secretary-Treasurer

STATE OF TENNESSEE
DAVIDSON COUNTY

Before me, Hugh J. Bradley, a Notary Public within and for the State and County aforesaid, personally appeared James E. Ghee and Alfred E. Sanders, with whom I am personally acquainted and who upon their several oaths acknowledged themselves to be the President and Secretary-Treasurer respectively of Ghee and Sanders, Inc., the within named bargainor, a corporation, and that they as such President and Secretary-Treasurer, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said James E. Ghee as such President and attesting the same by the said Alfred E. Sanders as such Secretary-Treasurer.

WITNESS my hand and official seal at office at Nashville, Tennessee, on this the 13th day of November, 1958.

NOTARY PUBLIC

My Commission Expires: April 21, 1959.

BOOK 3811