K 2856

APPROVED
TIME 24 Nov 1958
BY [illegible]

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO

For and in consideration of the sum of $10.00

---------TEN AND NO/100-- ---------- DOLLARS

Cash paid by Forest A. Durard and Wife, Doris H. Durard, and other good and valuable considerations, the receipt of which is hereby acknowledged,

S. D. Harrison Co., Inc., a corporation organized and 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 Forest A. Durard and Wife, Doris H. Durard

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. 6 on the Map of Fortland Park, Section I, as of record in Book 2663, page 61, Register's Office for said County. Said Lot No. 6 fronts 80 feet on the westerly side of Riverside Drive and runs back between parallel lines 160 feet to a dead line in the rear, on which it measures 80 feet. Being part of the same property conveyed to S. D. Harrison Co., Inc., by deed from Metropolitan Land Corporation, of record in Book 2797, page 518, said Register's Office.

Restrictive covenants contained in instrument of record in Book 2753, page 612, Register's Office for Davidson County, Tennessee.

The Plan of record in Book 2663, page 61, said Register's Office, shows an Owner's Certificate, a 40 foot setback line from Riverside Drive and a 20 foot public utility easement along the rear line of said lot.

Metropolitan Land Corporation joins in this deed for the purpose of consenting to the same and of releasing and waiving any and all rights of repurchase of said lot reserved to it in Restrictions of record in Book 2753, Page 612, Register's Office for Davidson County, Tennessee. But such waiver and release shall apply only to the transfer of said lot to Forest A. Durard and Wife, Doris H. Durard , and any further sale or transfer of said lot by said parties shall be subject to said repurchase provisions.



To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Forest A. Durard and Wife, Doris H. Durard

their heirs and assigns, forever.

And It does ~~do~~ covenant with the said Forest A. Durard and Wife, Doris H. Durard

~~their~~ 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 S. D. Harrison Co., Inc.

do further covenant and bind its heirs and representatives, to warrant and forever defend the title to the said land to the said Forest A. Durard and Wife, Doris H. Durard

their heirs and assigns against the lawful claims of all persons, whomsoever.

~~WITNESS WHEREOF, the said parties have hereunto set their hands this 24th day of November, 19 58.~~

In Witness whereof S. D. Harrison Co., Inc., and Metropolitan Land Corporation have ~~has~~ caused this instrument to be executed by their duly authorized officers on this the 24th Day of November, 1958.

ATTEST: Louise W. Harrison

Louise W. Harrison, Sec.-Treas.

S. D. HARRISON CO., INC.

BY S. D. Harrison

S. D. Harrison, President

METROPOLITAN LAND CORPORATION

By Albert E. Johnson

Executive Vice President

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