K 2857

WARRANTY DEED G-7045 BEAU E. FOLK, JR., FORM **NASHVILLE TITLE COMPANY**

For and in consideration of the sum of TEN AND NO/100 **** DOLLARS ($ 10.00),

and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

J. M. MEDLIN AND COMPANY, a Tennessee corporation,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto HOWARD E. FROST, JR., and wife, ELLIELYN L. FROST,

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 233 on the Plan of Hillwood Estates, Section 10, as of record in Book 2331, pages 95 and 96, Register's Office for said County, described as follows:

Beginning on the easterly margin of Greeley, formerly Tombill, Drive at the corner of Lots Nos. 232 and 233; thence with the line between said two lots eastwardly 207 feet; thence north 8 degrees 38' east 205.5 feet to the southerly margin of West Hillwood, formerly Hainey, Drive; thence with the same westwardly 182 feet to the beginning of a curve; thence around said curve with a radius of 25 feet southwestwardly 39.27 feet to the easterly margin of said Greeley Drive; thence with same southwardly 180.5 feet to the beginning.

Being the same property conveyed to J. M. Medlin and Company, by installment deed from H. G. Hill Realty Company, of record in Book 2743, page 323, said Register's Office.

This conveyance is made subject to restrictive covenants contained in deed from H. G. Hill Realty Company to J. M. Medlin and Company, of record in Book 2743, page 323, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand on this the 5th day of December, 1958

ATTEST: W. H. Lambert
W. H. Lambert, Secretary

J. M. MEDLIN AND COMPANY
By: J. M. Medlin
J. M. Medlin, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____, the bargainor(s), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 195__

_____
Notary Public

My commission expires:

PG 483