K 2904

WARRANTY DEED

State of Georgia, Dougherty **County.**

THIS INDENTURE, Made this 17th day of April in the year of our Lord; One Thousand Nine Hundred and Fifty-Nine between Robert T. besserer and wife, Jane W. Besserer of the County of Dougherty and State of Georgia of the first part, and Ross Ribe and wife, Ruth R. Ribe of the County of Davidson and State of Tennessee of the second part:

WITNESSETH: That the said parties of the first part, for and in consideration of the ~~sum of~~ an exchange of realty and Ten Dollars and other valuable considerations ~~DOLLARS~~ in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged have granted, bargained, sold and conveyed, and by these presents do grant, bargain, sell and convey onto the said parties of the second part, their heirs and assigns, all that tract or parcel of land lying and being in County of Davidson State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 6 on the Map of Crestwood Acres, as of record in Book 1130, Page 60, Register's Office for said County, described as follows:

Beginning on the northerly margin of Glendale Lane at the corner of lots Nos. 6 and 7; thence with said lane southwestwardly 155 feet to the beginning of a curve; thence around said curve with a radius of 20 feet, northwestwardly 31.4 feet to the northeasterly margin of Melville Drive; thence with said Drive, northwestwardly 205 feet to the corner of lots Nos. 5 and 6; thence with the line between said two lots northeastwardly 213.3 feet, more or less, to the westerly line of lot No. 7; thence with same southeastwardly 267.4 feet to the beginning.

Being the same property conveyed to George E. Bivins and wife, Beatrix M. Bivins, by deed from Curtis R. Galloway and wife, of record in book 2012, Page 333, said Register's Office, and by the said Mr. and Mrs. Bivins to grantors by deed recorded in Deed Book 2335, Page 473, said records.

This conveyance is made subject to easement for public utilities and 75 foot building setback line, as shown on plan in book 1130, Page 60; and, restrictive covenants contained in deed from Mary T. Orr, et al, to William H. McCord, et al, of record in book 1298, Page 535, and restrictive covenants contained in instrument executed by W. H. McCord, et al, recorded in book 1316, Page 622, Register's Office for Davidson County, Tennessee.

To have and to hold the said bargained premises, together with all and singular the rights, member and appurtenances thereof, to the same being, belonging, or in any wise appertaining to the only proper use, benefit and behoof of the said parties of the second part their heirs, executors, administrators and assigns in fee simple.

And the said parties of the first part their heirs, executors and administrators, the Title to said bargained premises unto the parties of the second part their heirs, executors, administrators, and assigns against said parties of the first part their heirs, executors and administrators, and all and every other person or persons, shall and will warrant and forever defend by virtue of these presents.

IN TESTIMONY WHEREOF, The said parties of the first part have hereunto set their hand and affixed their seal the day and year above written.

Signed, sealed and delivered in presence of:

Robert T. Besserer (L. S.)

Jane W. Besserer (L. S.)

(L. S.)

(L. S.)

(see over)

PG 119