K 2907

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

For and in consideration of the sum of $10.00 DOLLARS ($10.00), Ten---------- cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable consideration, including the assumption of and agreement to pay the unpaid balance due on a promissory note secured by a deed of trust of record in Book 2486, page 229, Register's Office for Davidson County, Tennessee,

James H. Barton and wife, Nerine D. Barton

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto

Charles R. Howell and wife, Maizell Howell

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:

Being the northerly 49 feet 6 inches front and the southerly 49 feet 6 inches rear of Lot No. 72 and the southerly 2 feet 6 inches front of Lot No. 73 on the Map of E. B. Craig's Subdivision of the Crownover Property, as of record in Book 894, pages 640 and 641, Register's Office for said County.

Said parts of said lots front together 52 feet on the southeasterly side of Burrus Street and run back between lines, 142 feet 6 inches more or less on the southerly line and 143 feet 6 inches more or less on the northerly line to a dead line and measure 49 feet 6 inches thereon.

Being the same property conveyed to James H. Barton and wife, Nerine D., by deed from Milo Sherman et ux, as of record in Book 2486, page 229, Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to Restrictions filed for record prior to February 15, 1950 in Book 1163, page 418, said Register's Office; and easement for a basement drain across the southwest corner of the property in question, as reserved in the deed from Charles Phillips and wife, to D. F. Siler, and wife, of record in Book 1257, page 80, 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., except as of record in Book 2486, page 229, Register's Office for Davidson County, and 1959 taxes which Grantee assumes.

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 20th day of May, 1959

James H. Barton

Nerine D. Barton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me: James S. Sweeney, a Notary Public in and for the State and County aforesaid, personally appeared the within named James H. Barton and wife, ~~Maizell~~ Nerine D. Barton

the bargainor(s), with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this, the 20th day of May, 1959

James S. Sweeney
Notary Public

My commission expires:
July 24, 1960

PG 187