K 2930

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,

We, John W. Allen and wife, Katherine F. Allen,

have bargained and sold, and by these presents do transfer and convey unto the said William H. Winkler, Jr., and wife, Anne Moore Winkler, their *heirs 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. 55 on the Plan of Revision of lots 55, 56, 57 and 58 of Blair Heights, Section III, as of record in book 2330, page 25, Register's Office for said County.

Said lot No. 55 fronts 226.7 feet on the southerly side of Linda Lane and runs back 247.58 feet on the easterly line and 152.35 feet on the westerly line, to a dead line, measuring 192.12 feet thereon.

Being the same real property conveyed to John W. Allen and wife, Katherine F. Allen, by deed from Edward R. Covington and wife, dated July 25, 1958, filed July 25, 1958, and recorded in book 2798, page 103, said Register's Office.

This conveyance is made subject to restrictions of record in book 2291, page 89, and in book 2399, page 349, Register's Office for Davidson County, Tennessee, and ten-foot utility easement along rear line of premises, 70-foot building set-back line from Linda Lane, and conditions of owners certificate, as shown on plan of record in book 2330, page 25, 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 William H. Winkler, Jr., and wife, Anne Moore Winkler, their *heirs and assigns, forever.*

And we *do covenant with the said* William H. Winkler, Jr., and wife, Anne Moore Winkler *that* we are *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*, except for the 1959 State and County taxes, which have been pro-rated and assumed by the grantees herein.

And we, John W. Allen and wife, Katherine F. Allen *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* William H. Winkler, Jr., and wife, Anne Moore Winkler, their *heirs and assigns against the lawful claims of all persons, whomsoever.*

Witness our *hand* this 6th *day of* August, 19 59.

~~corporate seal of grantor hereto affixed and attested by its duly authorized officers on said day and date.~~

Witness to mark: Walter Bailey

John W. (his X mark) Allen
Katherine F. Allen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Hugh J. Bradley, *a Notary Public in and for said County and State,* John W. Allen and Katherine F. Allen, *the within named bargainor* ~~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 office in* Nashville, Tennessee, *this* 6th *day of* August, *19* 59.

NOTARY PUBLIC

Hugh J. Bradley
Notary Public

Commission expires ~~[illegible]~~

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