K 2956

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO

For and in consideration of the sum of ---------- $15,150.00 ----------

---------- Fifteen thousand one hundred fifty and no/100- - - - - DOLLARS

Cash in hand paid by William P. Barnes and wife, Betty D. Barnes, the receipt of which is hereby acknowledged, we,

Clarence E. Elrod and wife, Elaine C. Elrod

have bargained and sold, and by these presents do transfer and convey unto the said William P. Barnes and wife, Betty D. Barnes

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. 2 on an unrecorded map showing a resubdivision, of Lots 71,73, 74, 75, 76, 105, and 106, of Bluefield's Subdivision of record in book 843, page 34, Register's Office for Davidson County, and described according to a copy of a survey made by Z. J. Wilkinson, in January and March 1952, as follows:

Beginning at a point in the northerly margin of Spring Valley Road 32 feet west of the corner of Lots Nos. 75 and 76 on the Plan of Bluefields, of record in book 843, page 34, Register's Office for said County; thence northwesterly 245 feet to a point in the south line of original Lot No. 67, being 40 feet west of the corner of Lots Nos. 75 and 76, 66 and 67, of said Bluefield's Subdivision; thence westerly along the original line between Lots Nos. 75 and 67, 90 feet to a point; thence southeasterly 256 feet to the northerly margin of Spring Valley Road; thence with the margin of the same, northeasterly 90 feet to the point of beginning.

Being the same property conveyed to Clarence E. Elrod and wife, Elaine C. Elrod, by warranty deed from Walter E. Steele, Jr. and wife, Carrie Lou Steele, as of record in book 2693, page 191, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictions as contained in an instrument executed by Bransford Realty Company, on October 3, 1940 and recorded October 7, 1940, in book 1140, page 106.

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 P. Barnes and wife, Betty D. Barnes their heirs and assigns, forever.

And we do covenant with the said William P. Barnes and wife, Betty D. Barnes 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.

And we, Clarence E. Elrod and wife, Elaine C. Elrod 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 P. Barnes and wife, Betty D. Barnes their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 18th day of August, 1959

Clarence E. Elrod

Elaine C. Elrod

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