BK 2997

TENNESSEE TITLE COMPANY

WARRANTY DEED — FORM 1001 — Published by Tennessee Title Company

For and in consideration of the sum of $ TEN AND 00/100 ($10.00) ---------- DOLLARS

cash in hand to us paid by James W. Stewart and wife, Sibil D. Stewart, and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

we, J. E. Boswell and wife, Audrey Boswell, have bargained and sold, and by these presents do transfer and convey unto the said James W. Stewart and wife, Sibil D. Stewart, 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. 1 on the Plan of Harding Park, of record in Book 2331, page 120, Register's Office for said County.

Said Lot No. 1 fronts 189.6 feet on the easterly side of Jocelyn Hollow Road and runs back between lines, 304.4 feet to a dead line in the rear measuring 187.6 feet thereon.

Being the same property conveyed to J. E. Boswell and wife, Audrey Boswell, by deed from Castleman Construction Company, of record in Book 2642, page 229, said Register's Office.

This conveyance is made subject to the restrictive covenants of record in Book 2542, page 486, said Register's Office, to an Owner's Certificate shown on the Plan of Harding Park, and to a 100-foot set-back line from Jocelyn Hollow Road and a 10-foot public utilities easement along the easterly rear line and the southerly side line of the lot.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said James W. Stewart and wife, Sibil D. Stewart, their heirs and assigns, forever.

And we do covenant with the said James W. Stewart and wife, Sibil D. Stewart, 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 by 1959 taxes which are prorated and assumed by grantees.

And we, J. E. Boswell and wife, Audrey Boswell, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said James W. Stewart and wife, Sibil D. Stewart, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 14th day of December, 1959.

Audrey Boswell — J. E. Boswell

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, George W. Pickens, a Notary Public in and for said County and State, the within named J. E. Boswell and wife, Audrey Boswell, 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 14th day of December, 1959.

George W. Pickens
Notary Public

My Commission Expires Nov. 17, 1962

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