K 1451

WARRANTY DEED — Published by Tennessee Title Company

For and in consideration of the sum of $ 5.00,

- - - - - - - - - - - FIVE AND NO/100 - - - - - - - - - - - DOLLARS

cash in hand paid by Andrew Davis, and for other good and valuable considerations, the receipt of which is hereby acknowledged, we, William Russell Hobson and wife, Marguerite McKnight Hobson,

have bargained and sold, and by these presents do transfer and convey unto the said Andrew Davis, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being part of Lot No. 6 on the Map of the Division of the Lands of Jno. Blair, deceased, of record in Minute Book F, page 440, of the County Court for said County, and described according to a copy of a survey thereof made by Lewis D. Justice, Surveyor, January 27, 1947, as follows:
Beginning at a point in the center line of Elm Hill Pike, 120 feet east of the common corner of Lots Nos. 6 and 7, being 120 feet east of the northeast corner of the property conveyed to Lee Lavender by deed of record in Book 1236, page 245, Register's Office for said County; thence south 1° 20' west 550 feet to a stake; thence south 86° 15' east 730 feet to a stake in the west line of the Will Blair Land; thence along Blair's west line, south 1° 40' west 2010 feet to a post in E. S. Colley's line; thence along Colley's and Shane's lines, north 84° 50' west 836 feet to a 24-inch ash, Lavender's corner; thence along Lavender's east line, north 1° 20' east 2545 feet to the center line of Elm Hill Pike; thence along the center line of said pike, south 86° 15' east 120 feet to the point of beginning, containing 40.25 acres.

Being part of the property conveyed to William Russell Hobson by deed from Fannie Blair and Lillie Blair, of record in Book 1308, page 32, Register's Office for said County.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Andrew Davis, his heirs and assigns, forever.

And we do covenant with the said Andrew Davis, 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, William Russell Hobson and wife, Marguerite McKnight Hobson, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Andrew Davis, his heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 6 day of February, 1947.

William Russell Hobson

Marguerite McKnight Hobson

STATE OF TENNESSEE
Davidson County

Personally appeared before me, O. F. Bailey, Jr., a Notary Public in and for said County and State, the within named William Russell Hobson and wife, Marguerite McKnight Hobson, the bargainors, 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 7 day of February, 1947.

Commission expires 10/24/47

O. F. Bailey, Jr.
Notary Public

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