1473

WARRANTY DEED — Published by Tennessee Title Company

For and in consideration of the sum of $ 900.00

- - - - - Nine Hundred and No/100 - - - - - - - - DOLLARS

cash in hand paid by Earl W. Tidwell and wife, Lucille D. Tidwell, and other valuable and sufficient considerations, the receipt of which is hereby acknowledged.

I, R. Loyd Scobey, Trustee, pursuant to the power and authority vested in me in the deed of record in Book 1469, page 141, ROD, Tennessee, have bargained and sold, and by these presents do transfer and convey unto the said Earl W. Tidwell and wife, Lucille D. Tidwell, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Lot No. 11 of Block "P" on the Map of Maplehurst Subdivision, as of record in Book 843, pages 22 and 23, Register's Office for said County.
Said Lot No. 11 of Block "P" fronts 60 feet on the easterly side of Ferndale Avenue and runs back between parallel lines 160 feet to a dead line.
Being part of the property conveyed to R. Loyd Scobey, Trustee by deed from Third National Bank and John H. Noel, Jr., Trustees, of record in Book 1469, page 141, said Register's Office.

This property is sold subject to the restrictive covenants of record in Book 737, page 272, and in Book 1229, page 126, and in Book 1469, page 141.

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

And I, R. Loyd Scobey, Trustee, do covenant with the said Earl W. Tidwell and wife, Lucille D. Tidwell that I, as Trustee, am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except for taxes for the year 1947 which are prorated and assumed by the purchasers.

And I, R. Loyd Scobey, Trustee do further covenant and bind myself as Trustee my successors and assigns, to warrant and forever defend the title to the said land to the said Earl W. Tidwell and wife, Lucille D. Tidwell, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 15th day of April, 1947

R. Loyd Scobey, Trustee

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Frankie Wilkes, a Notary Public in and for said County and State, the within named R. Loyd Scobey, Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he, as Trustee executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Davidson County, Tennessee, this 15th day of April, 1947.

Commission expires My Commission expires July 6, 1950

Frankie Wilkes
Notary Public

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