K 1491

WARRANTY DEED Published by Tennessee Title Company

For and in consideration of the sum of $ 5,600.00

- - - - - - - - - - - - - - - FIVE THOUSAND SIX HUNDRED & NO/100 - - - - - - **DOLLARS**

Cash in hand paid, receipt of which is hereby acknowledged,

We, Hermitage Homes, Inc.

have bargained and sold, and by these presents do transfer and convey unto the said Clyde E. Dodson and wife, Grace H. Dodson,

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. 24 on the Map of an Addition to and Revision of certain lots of the H. G. McNabb Subdivision of record in Book 1130, page 79, Register's Office for said County.

Said lot fronts 75 feet on the east side of Harlin Drive and runs back between lines, 178.1 feet on the north line, 176.7 feet on the south line to a dead line on which it measures 75 feet.

Being part of the property conveyed to Hermitage Homes, Inc., by three deeds from H. G. McNabb, Trustee, of record in Book 1385, page 17, in Book 1340, page 271, and in Book 1349, page 611, said Register's Office.

Subject to restrictions of record in Book 1333, page 387, and to the plan of record in Book 1130, page 79, which shows a 30-foot set-back line from Harlin Drive and a 10-foot easement along the rear of the lot for utility purposes, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Clyde E. Dodson and wife, Grace H. Dodson, their heirs and assigns, forever.

And we do covenant with the said Clyde E. Dodson and wife, Grace H. Dodson, 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 taxes for 1947 which are prorated and are hereby assumed by the purchaser.

And we, Hermitage Homes, Inc. do further covenant and bind ourselves, our successors and representatives, to warrant and forever defend the title to the said land to the said Clyde E. Dodson and wife, Grace H. Dodson, their heirs and assigns against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, HERMITAGE HOMES, INC. has caused this instrument to be executed by its duly authorized officers this 17th day of May, 1947.

(Corporation acting without seal) HERMITAGE HOMES, INC.

Attest: Dorthea F. Coleman Secretary By: Sam F. Coleman President

STATE OF TENNESSEE
Davidson County

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor, with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____, 194_

Commission expires _____ Notary Public

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