K 1509

WARRANTY DEED

Published by Tennessee Title Company

For and in consideration of the sum of $ 10.00) - - - - - - - - - - - - - - - - - - -

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cash in hand paid by Edward Benton Fuqua and wife, Dorothy Duncan Fuqua, and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

we, Felix Ewing Hurt and wife, Una Pearl Hurt

have bargained and sold, and by these presents do transfer and convey unto the said Edward Benton Fuqua and wife, Dorothy Duncan Fuqua, 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. 19 of Block "D" on the Map of Country Club Estates, as of record in Book 843, page 96, Register's Office for said County.

Said Lot No. 19 fronts 75 feet on the easterly side of Janie Avenue and runs back between parallel lines with the southerly margin of a 25-foot reserved strip 175 feet to a dead line.

Being the same property conveyed to Felix Ewing Hurt and wife, Una Pearl Hurt, by deed from Marie Hite Drumright, of record in Book 1372, page 290, Register's Office for said County.

This conveyance is made subject to any and all restrictive covenants and easements applicable to the above described property.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Edward Benton Fuqua and wife, Dorothy Duncan Fuqua their heirs and assigns, forever.

And we do covenant with the said Edward Benton Fuqua and wife, Dorothy Duncan Fuqua 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 have been prorated and are assumed by the grantees herein.

And we, Felix Ewing Hurt and wife, Una Pearl Hurt do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Edward Benton Fuqua and wife, Dorothy Duncan Hurt, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands 10th day of July, 1947

F. W. Armstrong Jr — Felix Ewing Hurt

Una Pearl Hurt

STATE OF TENNESSEE }
Davidson County

Personally appeared before me, C. A. Lillard, a Notary Public in and for said County and State, the within named Una Pearl Hurt

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 17th day of July, 1947

Commission expires July 3-1950 — C. A. Lillard, Notary Public

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