1537

WARRANTY DEED — Published by Tennessee Title Company

For and in consideration of the sum of $ ----------$8,250.00----------

----------EIGHT THOUSAND TWO HUNDRED FIFTY AND NO/100----------DOLLARS

Cash in hand paid by Burnett Adell Austin and wife, Eleanor Mae Austin, receipt of which is hereby acknowledged,

we, Thomas H. Haile and Fred Maxey

have bargained and sold, and by these presents do transfer and convey unto the said Burnett Adell Austin and wife, Eleanor Mae Austin

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. 131 on the Plan of Joywood Heights, Section One, as of record in Book 1130, page 91, Register's Office for said County.
Said Lot No. 131 fronts 60 feet on the northerly side of Norton Avenue and runs back between parallel lines 150 feet to a dead line.
Being the same property conveyed to Thomas H. Haile and Fred Maxey, by deed from Allen Dobson and wife, of record in Book 1417, page 447, said Register's Office.

The above property is subject to restrictions in Book 1373, page 98 RODC.

The plan of record in Book 1130, page 91, shows a 35-foot building line from Norton Avenue and a 10-foot easement along the rear of the lot for public utilities.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Burnett Adell Austin and wife, Eleanor Mae Austin

their heirs and assigns, forever.

And we do covenant with the said Burnett Adell Austin and wife, Eleanor Mae Austin 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 the year 1947 which have been pro-rated

And we, Thomas H. Haile and Fred Maxey

do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Burnett Adell Austin and wife, Eleanor Mae Austin

their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands 21 day of October, 1947

Thomas H. Haile

Fred Maxey

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Edwin E. Carlson, a Notary Public in and for said County and State, the within named Thomas H. Haile and Fred Maxey

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 21 day of October, 1947

Commission expires 1/15/49

Edwin E. Carlson
Notary Public

259