1538

WARRANTY DEED

Published by Tennessee Title Company

For and in consideration of the sum of $

FIVE & 00/100 ($5.00) - DOLLARS

cash in hand paid by Lyman O. Heidtke and wife, Dorothy G. Heidtke, and for other good and valuable considerations, the receipt of which is hereby acknowledged, I, R. D. Stanford, Jr., Trustee, pursuant to the power and authority vested in me in the deed of record in Book 1140, page 155, Register's Office, Davidson County, Tennessee, have bargained and sold, and by these presents do transfer and convey unto the said LYMAN O. HEIDTKE AND WIFE, DOROTHY G. HEIDTKE, THEIR heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being the Westerly part of Lot No. 1 on the Map of Bluefields Subdivision, of record in Book 843, page 16, Register's Office for said County, and also being the westerly part of Lot No. 1 on the Map of the Re-subdivision of Lots Nos. 1 to 10 inclusive by R. D. Stanford, not of record, and described as follows:
Beginning at a point on the northerly margin of Bluefields Avenue 70 feet west of the common corner of Lots Nos. 1 and 2 in Bluefields Subdivision, of record in Book 843, page 16, said Register's Office, and 5 feet west of the common corner of Lots Nos. 1 and 2 of the Re-subdivision; thence in a northwesterly direction, along the margin of Bluefield Avenue, 283.6 feet to a point at the beginning of a curve; thence around said curve northeasterly 35.7 feet to a point in the southerly margin of the New Lebanon Road; thence with the margin of the same, easterly 188.6 feet to a point, the beginning of the Viaduct; thence Southerly 20 feet to a point; thence easterly, with the viaduct, 90.7 feet to a point which is 83.7 feet west of the dividing line between Lots Nos. 1 and 2 in Bluefields Subdivision, of record in Book 843, page 16, said Register's Office, and being 10 feet west of the corner of Lots Nos. 1 and 2 of the Re-subdivision; thence in a southwesterly direction 228 feet more or less to the beginning.
Being part of the property conveyed to R. D. Stanford, Jr., Trustee, by deed from Bransford Realty Company, Inc., of record in Book 1140, page 155, said Register's Office.
The above property is conveyed subject to restrictions of record in Book 737, page 258, as amended in Book 1140, page 161, and the following additional restriction:
"No house shall be built on the above described property with less than 1500 square feet of floor space."

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Lyman O. Heidtke and wife, Dorothy G. Heidtke, their heirs and assigns, forever.

And I do covenant with the said Lyman O. Heidtke and wife, Dorothy G. Heidtke, that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And I, R. D. Stanford, Jr., as Trustee do further covenant and bind my successors ~~heirs~~ and representatives, to warrant and forever defend the title to the said land to the said Lyman O. Heidtke and wife, Dorothy G. Heidtke, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 31st day of October 1947

R. D. Stanford, Jr., Trustee

STATE OF TENNESSEE }
Davidson County }

Personally appeared before me, Neely Brown, a Notary Public in and for said County and State, the within named R. D. Stanford, Jr., 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, Tennessee, this 31 day of October 1947

Commission expires 7-7-49

Neely Brown
Notary Public

NEELY BROWN NOTARY PUBLIC DAVIDSON CO.

G 533