K 1553

WARRANTY DEED Form 1008 Published by Tennessee Title Company

For and in consideration of the sum of $- - - - - - - $10.00 - - - - - - - - - - - - - - - - - - - - - - - - - - - - Ten and no/100 - - - - - - - - - - DOLLARS

cash in hand and other valuable considerations, receipt of which is hereby acknowledged,

we, C. H. Langford and wife, Katie L. Langford,

have bargained and sold, and by these presents do transfer and convey unto the said William A. Givens and Mary F. Givens their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land near the City of Nashville, being Lot No. 119 on the Map of Airport Estates, of record in Book 1130, page 83, Register's Office for said County. Said lot fronts 70 feet on the southerly side of Cummins Drive and runs back between lines 287.5 feet on the east line and 265 feet on the west line to a dead line on which it measures 73 feet more or less.

Being part of the property conveyed to C. H. Langford and wife, Katie L. Langford, by deed from J. P. Sheftall and H. D. Forrester, of record in Book 1494, page 21, said Register's Office.

Said property subject to easement of 10 feet along the rear of the lot for public utilities and a 40 foot set-back line from Cummins Drive, as recorded in Book 1130, page 83, Register's Office, said County.

Said property subject to restrictions recorded in Book 1394, page 143, and Owners' Certificate on plan in Book 1130, page 83, Register's Office, D.C.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said William A. Givens and Mary F. Givens, their heirs and assigns, forever.

And we do covenant with the said William A. Givens and Mary F. Givens, 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.

And we, C. H. Langford and wife, Katie L. Langford, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said William A. Givens and Mary F. Givens, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 11 day of December 1947.

C. H. Langford

Katie L. Langford

STATE OF TENNESSEE
Davidson County

Personally appeared before me, L. T. Cavanaugh, a Notary Public in and for said County and State, the within named C. H. Langford and wife, Katie L. Langford,

the bargainors, 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 11 day of December 1947.

Commission expires April 11, 1951

L. T. Cavanaugh
Notary Public

DAVIDSON COUNTY

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