K 1554

WARRANTY DEED — **Published by Tennessee Title Company**

For and in consideration of the sum of $ 775.00

- - - - - - -SEVEN HUNDRED SEVENTY-FIVE AND NO/100 - - - - - - - - - - **DOLLARS**

cash in hand paid by James Henry Smith and wife, Annie Laura Smith, the receipt of which is hereby acknowledged, we, John R. DeWitt and William Herbert DeWitt

_____ **have bargained and sold, and by these presents do transfer and convey unto the said** James Henry Smith and wife, Annie Laura Smith, 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. 83 on the Map of Capitol View Subdivision, as of record in Book 974, pages 52 and 53, Register's Office for said County.

Said Lot No. 83 fronts 73 feet on the easterly side of Alhambra Circle and runs back between lines, 361 feet on the southerly line, 312.8 feet on the northerly line to a dead line on which it measures 71.5 feet.

Being part of the property conveyed to John R. DeWitt and William Herbert DeWitt, by deed from John S. Bransford and wife, et al, of record in Book 1166, page 235, said Register's Office.

The above described property is conveyed subject to Restrictions in Book 1108, page 491, said Register's Office.

[redacted]

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said James Henry Smith and wife, Annie Laura Smith, their _____ **heirs and assigns, forever.**

And we **do covenant with the said** James Henry Smith and wife, Annie Laura Smith _____ **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, John R. DeWitt and William Herbert DeWitt _____ **do further covenant and bind** ourselves, our **heirs and representatives, to warrant and forever defend the title to the said land to the said** James Henry Smith and wife, Annie Laura Smith, their _____ **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hand** s / this 9th **day of** December, 194 7.

William Herbert DeWitt — John R. DeWitt

Mrs. Laura Nix DeWitt

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Lawrence D. Richards, **a Notary Public in and for said County and State, the within named** William Herbert DeWitt **and** Laura Nix DeWitt _____ **the bargainor**s, **with whom I am personally acquainted, and who acknowledged that** he **executed the within instrument for the purposes therein contained. Witness my hand and official seal at** Nashville, **Tennessee, this** 19th **day of** December, 194 7.

Commission expires July 11, 1950

Lawrence D. Richards
Notary Public

(OVER)

G 625