K 1556

WARRANTY DEED Form 1602 Published by Tennessee Title Company

For and in consideration of the sum of $

FOUR THOUSAND FIVE HUNDRED AND NO/100 - - - - - ($4,500.00) - - - - - - - - DOLLARS

of which EIGHT HUNDRED AND NO/100 - - - ($800.00) - - - has been paid in cash by Calvin H. Watkins and wife, Claris Stinson Watkins, the receipt of which is hereby acknowledged, including the assumption and agreement to pay the remaining unpaid balance of a note dated August 14, 1947, in the amount of $3,750.00, with interest at 5% per annum, both principal and interest payable $35.00 monthly, beginning September 14, 1947, said note being secured by a vendors lien retained in the deed of record in book 1516, page 22, executed by L. H. Hackett and wife, Pearl G. Hackett, to Alberta Pate Harris and husband,

[redacted]

we, L. H. Hackett and wife, Pearl G. Hackett,

have bargained and sold, and by these presents do transfer and convey unto the said CALVIN H. WATKINS AND WIFE, CLARIS STINSON WATKINS their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being part of Lot No. 9 on the Map of the Chadwell Place, as of record in book 547, page 60, Register's Office for said county, as follows:
Beginning at a point in the northwesterly margin of Idlewild Avenue, at an iron pin at the southeasterly corner of the property conveyed to Knox by deed in book 1415, page 2, said Register's Office; thence along Knox's line, north 40° west 255.3 feet to an iron pin; thence southwesterly 100 feet to a point; thence southeasterly 263 feet more or less to the margin of the said Idlewild Avenue; thence with the margin of the same northerly 100 feet to the point of beginning.
Being the same property conveyed to L. H. Hackett and wife, Pearl G. Hackett by deed from Alberta Pate Harris, and husband, of record in book 1516, page 22, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said CALVIN H. WATKINS AND WIFE, CLARIS STINSON WATKINS, THEIR heirs and assigns, forever.

And we do covenant with the said grantees herein 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, L. H. Hackett and wife, Pearl G. Hackett, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said CALVIN H. WATKINS AND WIFE, CLARIS STINSON WATKINS, THEIR heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 10 day of January, 1948

L H Hackett

Pearl G. Hackett

[redacted]

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Lawrence D. Richards, a Notary Public in and for Davidson County and State, the within named L. H. HACKETT AND WIFE, PEARL G. HACKETT

NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE

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 13th day of January, 1948

My commission expires July 11, 1950

Lawrence D. Richards
Notary Public

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