K 1577

WARRANTY DEED

For and in consideration of the sum of

One Thousand Three Hundred Fifty ($1,350.00) and no/100 - - - - - - - - - - DOLLARS

cash in hand paid by William A. Dainwood and wife, Louise L. Dainwood, the receipt of which is hereby acknowledged.

We, Robert M. Anderson and wife, Vivian A. Anderson have bargained and sold, and by these presents do transfer and convey unto the said William A. Dainwood and wife, Louise L. Dainwood, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in the 7th, formerly the 11th, Civil District of said County, being lot No. 51 on the Map of Leonte Subdivision, not of record, described according to a copy of a survey thereof made by W. B. Southgate, Surveyor, in December, 1936, and March, 1938, as follows:
Beginning at a point in the north margin of Draughon Avenue at the corner of lots Nos. 51 and 52; thence with the line between said lots, northerly 198 feet 6 inches to the corner of said lots and of lots 31 and 32; thence with the line between lots Nos. 32 and 51, easterly 100 feet to the corner of said lots and of lots 33 and 50; thence with the line between said lots 51 and 50, southerly 197 feet to the northerly margin of Draughon Avenue; thence with the margin of the same, westerly 100 feet to the beginning. Being the same property conveyed to Robert M. Anderson and wife, Vivian A. Anderson, by deed from Roger B. Moseley, Trustee, of record in book 1450, page 436, Register's Office for said County.

Purchasers assume taxes for 1948.

This conveyance is made subject to restrictive covenants contained in book 1450, page 436, Register's Office for said County.

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. Dainwood and wife, Louise L. Dainwood, their heirs and assigns, forever.

And we do covenant with the said William A. Dainwood and wife, Louise L. Dainwood 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 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. Dainwood and wife, Louise L. Dainwood, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 17th day of March 19 48.

Robert M. Anderson

Vivian A. Anderson

STATE OF TENNESSEE
Davidson County

Personally appeared before me, E B Skelton, a Notary Public in and for said County and State, the within named Robert M. Anderson and wife, Vivian A. Anderson

NOTARY PUBLIC DAVIDSON COUNTY

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 office, this 18 day of March 19 48.

Commission expires Apr 5-1949

E B Skelton
Notary Public

SM 10-47 F. & P. CO. 93-

G 103