1578

WARRANTY DEED — Published by Tennessee Title Company

For and in consideration of the sum of ($10.00)

TEN and No/100 - DOLLARS

cash in hand paid by Ted E. Nelsen and wife, Hazel P. Nelsen, and other good and valuable considerations, receipt of all of which is hereby acknowledged, and the further consideration that grantees herein do hereby assume and agree to pay the unpaid balance of a note secured by a deed of trust executed by Woodbine Courts, Inc. to A. Lawson Davis, Trustee, of record in Book 1219, page 74, Register's Office for Davidson County, Tennessee, I, Ross V. Dunn, Trustee

have bargained and sold, and by these presents do transfer and convey unto the said Ted E. Nelsen and wife, Hazel P. Nelsen, 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. 6 of Block "B" on the Map of Woodbine Courts, Part 1, of record in Book 1130, page 39, Register's Office for said County.
Said Lot No. 6 fronts 75 feet on the westerly side of Simmons Avenue and runs back between parallel lines 150 feet to a dead line.
Being part of the property conveyed to Ross V. Dunn, Trustee, by deed from Joseph Martin, Trustee, of record in Book 1300, page 262, said Register's Office.

This conveyance is made subject to restrictive covenants, easements and set back lines of record in Book 1130, page 39 and Book 1163, page 441, said Register's Office and any and all unpaid taxes.

[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 Ted E. Nelsen and wife, Hazel P. Nelsen, their heirs and assigns, forever.

And I do covenant with the said Ted E. Nelsen and wife, Hazel P. Nelsen 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, except as herein set out.
And I, Ross V. Dunn, Trustee do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Ted E. Nelsen and wife, Hazel P. Nelsen, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 18th day of March, 1948

Ross V. Dunn Trustee

STATE OF TENNESSEE
Davidson County

Personally appeared before me, W. S. Allen, a Notary Public in and for said County and State, the within named Ross V. Dunn, Trustee

the bargainor, 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 18th day of March, 1948

Commission expires Jan. 8, 1949

W. S. Allen
Notary Public

137