K 1579

WARRANTY DEED Form 1001 Published by Tennessee Title Company

For and in consideration of the sum of $ 1,550.00

Fifteen Hundred and Fifty and NO/100 -DOLLARS

Cash in hand paid, receipt of which is hereby acknowledged,

We, Jim M. Fitts and wife, Sammye Phillips Fitts,

have bargained and sold, and by these presents do transfer and convey unto the said

Elbridge B. White and wife, Sara Hagan White,

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit: being Lot No. 13 on the Map of Lone Oak Heights, of record in book 1424, page 2, Register's Office of Said county.

Said Lot No. 13 fronts 120 feet on the easterly side of Glendale Place and runs back 190 feet on the northerly line and 179.1 feet on the southerly line, to a dead line on which it measures 129.7 feet.

Being part of the property conveyed to Jim M. Fitts and wife, Sammye Phillips Fitts, by deed from F. E. Farris and wife et al, of record in book 1312, page 53, said Registers Office.

Subject to restrictions in book 767, page 272, in book 784, page 237, also in book 1488, page 131, and to the plan in book 1424, page 2, shows an owner's certificate, a 75-foot set-back building line from Glendale Place, and a 10-foot easement along the rear of the lot for public utilities., 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 Elbridge B. White and wife, Sara Hagan White,

their heirs and assigns, forever.

And we do covenant with the said Elbridge B. White and wife, Sara Hagan White,

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. except for 1948 taxes, which have been prorated and are hereby assumed by the purchaser,

And we, Jim M. Fitts and wife, Sammye Phillips Fitts,

do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Elbridge B. White and wife, Sara Hagan White,

their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 8th day of April, 194 8.

Jim M. Fitts

Sammye Phillips Fitts

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Jessie B. Overton, a Notary Public in and for said County and State, the within named Jim M. Fitts and wife, Sammye Phillips Fitts,

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 Nashville, Tennessee, this 8th day of April, 194 8

Commission expires Oct. 12, 1950.

Jessie B. Overton
Notary Public

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