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WARRANTY DEED

For and in consideration of the sum of $10.00

TEN AND NO/100 ---------- DOLLARS

cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged,

We, H. H. Richardson and wife, Eva Richardson

have bargained and sold, and by these presents do transfer and convey unto the said William Alfred Nichols and wife, Aline Jordan Nichols, their

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being the northerly 82.5 feet of the southerly 188.5 feet of lot 56 on the map of Kennedy & Graves subdivision of Blocks "C" and "D", Monte Vista, of record in book 843, page 14, Register's Office for said County, described as follows:
Beginning at a point in the line between lots Nos. 54 and 56, 200 feet south of the center line of McAlpine, formerly Alpine Avenue; thence southerly with the said line, 82.5 feet to a point; thence easterly and parallel with McAlpine Avenue, 113.1 feet to a point in the line between lots Nos. 56 and 58; thence northerly with the said line, 82.5 feet to a point; thence westerly, and parallel with McAlpine Avenue, 113.1 feet to the point of beginning.

Being part of the property conveyed to H. H. Richardson and wife, Eva Richardson, of record in book 1579, page 31, 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 Alfred Nichols and wife, Aline Jordan Nichols, their heirs and assigns, forever.

And we do covenant with the said William Alfred Nichols and wife, Aline Jordan Nichols 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 taxes for 1948, which the grantees assume

And we, H. H. Richardson and wife, Eva Richardson 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 Alfred Nichols and wife, Aline Jordan Nichols, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 7th day of April, 1948

H H Richardson

Eva Richardson

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Myrtle Davis, a Notary Public in and for said County and State, the within named H. H. Richardson and wife, Eva Richardson

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 8th day of April, 1948

Commission expires Oct 6-1949

Myrtle Davis
Notary Public

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