K 1581

WARRANTY DEED Form 1601 Published by Tennessee Title Company

For and in consideration of the sum of $ TEN & 00/100 ($10.00) - DOLLARS

cash in hand paid by Gus Eskind and wife, Bessie Eskind, and for other good and valuable considerations, the receipt of which is hereby acknowledged, we, John W. Hagewood and wife, Gean Oliphant Hagewood,

have bargained and sold, and by these presents do transfer and convey unto the said GUS ESKIND AND WIFE, BESSIE ESKIND, 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. 35, the East 75 feet of Lot No. 38, and the East 75 feet of the South 8 feet of Lot No. 39, on the Map of Section One, Oriental Golf Club Subdivision, not of record, and described according to a copy of a survey thereof made by Z. J. Wilkinson, Surveyor, December 17, 1938, as follows:
Beginning at a point in the north margin of Grandview Drive at the corner of Lots Nos. 35 and 36, said point being 474.3 feet west of the westerly margin of 10th Avenue South, or Lealand Lane; thence with the line between said lots and said line if extended, northerly 258 feet more or less to a point which is 8 feet north of the line between Lots 38 and 39; thence easterly 75 feet more or less to the line between Lots Nos. 23 and 24; thence with said line and along the easterly line of Lot No. 38 and along the line between Lots Nos. 34 and 35, southerly 257 feet more or less to the north margin of Grandview Drive; thence with the margin of the same, westerly 75 feet to the point of beginning.
Being part of the property conveyed to John W. Hagewood by deed from John H. Noel, Jr. and Third National Bank, Trustees, of record in Book 1469, page 282, Register's Office for said County.

The above property is conveyed subject to restrictive covenants of record in Book 1113, page 646, and in Book 1469, page 282, 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 Gus Eskind and wife, Bessie Eskind, their heirs and assigns, forever.

And we do covenant with the said Gus Eskind and wife, Bessie Eskind, 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, John W. Hagewood and wife, Gean Oliphant Hagewood, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Gus Eskind and wife, Bessie Eskind, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 19th day of April, 1948

John W. Hagewood

Gean Oliphant Hagewood

STATE OF TENNESSEE
Davidson County

Personally appeared before me, J. J. Rutter, a Notary Public in and for said County and State, the within named John W. Hagewood and wife, Gean Oliphant Hagewood, the bargainors, 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 26th day of April, 1948

Commission expires 4-9-51

J. J. Rutter
Notary Public

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