1583

Book 1583 Page 317 317

WARRANTY DEED Form 1001 Published by Tennessee Title Company

For and in consideration of the sum of $ Seven Thousand Forty Two and No/100- - - - -
- - - - - - - - - - - - - - -($7,042.00)- - - - - - - - - - - - - - DOLLARS
cash in hand paid by William V. Hendrixson and wife, Ellen T. Hendrixson, receipt of which is hereby acknowledged,

We, Marion Sharp and husband, John R. Sharp
have bargained and sold, and by these presents do transfer and convey unto the said
* * * * * * * * * * * * *WILLIAM V. HENDRIXSON AND WIFE, ELLEN T. HENDRIXSON* * * * *
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. 45 and the easterly 10 feet of Lots Nos. 1, 2 and 3, on the Map of T.I. Ward's Subdivision of certain lots in Williams and Hayes Company's Belleview Plan, of record in Book 974, page 48, Register's Office for said County. Said lot and parts of said lots adjoin and front together 60 feet on the northerly side of Ward Street and run back between parallel lines, 161 feet to a dead line. Being part of the property conveyed to Marion Sharp by deed from Dan Leech and wife, of record in Book 1554, page 8, said Register's Office.

This conveyance is subject to all restrictive covenants, easements and set-back lines as are applicable to the property above described.

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 V. Hendrixson and wife, Ellen T. Hendrixson their heirs and assigns, forever.

And we do covenant with the said William V. Hendrixson and wife, Ellen T. Hendrixson 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 have expressly assumed.

And We, Marion Sharp and husband, John R. Sharp 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 V. Hendrixson and wife, Ellen T. Hendrixson, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 28 day of April, 1948.

Marion Sharp

John R. Sharp

STATE OF TENNESSEE }
Davidson County }

Personally appeared before me, Joe W. Rives, a Notary Public in and for said County and State, the within named Marion Sharp and husband, John R. Sharp.

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 28 day of April, 1948.

My commission expires July 9th, 1951.

Joe W. Rives
Notary Public

G 317