K 1628

WARRANTY DEED — Published by Tennessee Title Company

For and in consideration of the sum of $ Eleven Thousand Five Hundre and No/100---------- ----------($11,500.00)----------DOLLARS cash in hand paid by Gipson M. Groom and wife, Louise P. Groom, receipt of which is hereby acknowledged,

We, A. W. Neal and wife, Sophia M. Neal

have bargained and sold, and by these presents do transfer and convey unto the said * * * * * * * * * * * * * GIPSON M. GROOM AND WIFE, LOUISE P. GROOM * * * * * * * * their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being the east 90 feet of Lot No. 22 of Block "A" on the Map of Hillsboro Views Development Company's Subdivision, as of record in Book 974, pages 64 and 65, Register's Office for said County.
Said part of said lot fronts 90 feet on the north side of Crestmore Avenue or Drive and runs back between parallel lines 175 feet to a dead line.
Being part of the property conveyed to A. W. Neal and wife, Sophia M. Neal, by deed from First Federal Savings and Loan Association, of record in Book 1472, page 105, 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.

[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 Gipson M. Groom and wife, Louise P. Groom their heirs and assigns, forever.

And we do covenant with the said Gipson M. Groom and wife, Louise P. Groom that 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 have been pro-rated and assumed by the grantees.
And We, A. W. Neal and wife, Sophia M. Neal do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Gipson M. Groom and wife, Louise P. Groom their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands 11 day of June, 1948.

A. W. Neal
Sophia M. Neal

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Joe W. Rivas, a Notary Public in and for said County and State, the within named A. W. Neal and wife, Sophia M. Neal

the bargainer 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 11 day of June, 1948.

Commission expires July 9th, 1951

Joe W. Rivas
Notary Public

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