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WARRANTY DEED · Form 1402 1750 · Published by Tennessee Title Company

For and in consideration of the sum of $ 10.00

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

Cash in hand paid by John W. Bates and wife Willa H. Bates, receipt of which is hereby acknowledged, and other good and valuable considerations,

we, Victor H. Nielsen and wife Margaret R. Nielsen,

[redacted]

have bargained and sold, and by these presents do transfer and convey unto the said John W. Bates and wife Willa H. Bates their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit: Land in Davidson County, Tennessee, being Lot Nos. 11 and the southerly 50 feet of Lot No. 9, Section "A", on the Map of a resubdivision of Royal Oaks Subdivision, as of record in Book 1164, Page 55, Register's Office for said County, and described as follows: Beginning at a point in the westerly margin of Royal Oaks Place, the common corner of Lots 11 and 13; thence with the margin of said Royal Oaks Place, northerly 230 feet to a point; thence westerly 625 feet to a point in the westerly line of Lot No. 9; thence with the line of same, and along the line of Lot No. 11, South 4° 30' West 101.3' to a point; thence South 57° 30' East 147 feet to a point; thence South 40° 30' West 75 feet to the corner of Lots 11 and 13; thence with the line between said lots, easterly 137.8 feet to the point of beginning. Being part of the same property conveyed to Victor H. Nielsen and wife Margaret R. Nielsen by deed of record in Book 1639, Page 219, 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 John W. Bates and wife Willa H. Bates their heirs and assigns, forever.

And we do covenant with the said John W. Bates and wife Willa H. Bates that we actually seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, but subject to the above restrictive covenants contained in deed to Victor H. Nielsen et ux.

And we, Victor H. Nielsen and wife Margaret R. Nielsen do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said John W. Bates and wife Willa H. Bates their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand this 14 day of July, 194 8.

Victor H. Nielsen

Margaret R. Nielsen

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Paul Cooley, a Notary Public in and for said County and State, the within named Victor H. Nielsen and wife Margaret R. Nielsen

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 14th day of July

Commission expires 5-11-49

Paul Cooley
Notary Public

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