K 1641

WARRANTY DEED

For and in consideration of the sum of FIVE AND NO/100ths . . . . . ($5.00) . . . . . DOLLARS

cash in hand paid by RAYBURN ELLIS HUGHES and wife, LOUISE HUGHES, and other good and valuable considerations, receipt of all of which is hereby acknowledged,

We, R. E. CLARK and wife, MARY E. CLARK,

have bargained and sold, and by these presents do transfer and convey unto the said RAYBURN ELLIS HUGHES and wife, LOUISE HUGHES,

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

Land in the 27th Ward of the City of Nashville, Davidson County, Tennessee, being lot No. 1 of block "B" on the plan of Tillman's Subdivision No. 1, as of record in Book 1130, page 29, Register's Office for said County, described as follows:

Beginning on the easterly margin of Powers Avenue at the corner of lots Nos. 1 and 2; thence with said Avenue, northwardly 55 feet, more or less, to the beginning of a curve; thence around said curve with a radius of 20 feet northeastwardly 31.41 feet to the southerly margin of Tillman Avenue; thence with said Avenue, eastwardly 180 feet; thence at right angles, southwardly 75 feet to the corner of lots Nos. 1 and 2; thence with the line between said two lots, westwardly 200 feet to the beginning.

Being the same property conveyed to R. E. Clark and wife, Mary E. Clark, by deed from Edward E. Marlin and wife, of record in book 1195, page 549, said Register's Office.

The above-described property is conveyed subject to Easement for public utilities as shown in Book 1130, page 29, and restrictive covenants of record in Book 1181, page 124, both of the Register's Office for Davidson County, Tennessee.

[redacted] [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 RAYBURN ELLIS HUGHES and wife, LOUISE HUGHES,

their heirs and assigns, forever.

And We do covenant with the said RAYBURN ELLIS HUGHES and wife, LOUISE HUGHES,

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 as aforesaid, and taxes for 1948, which are assumed by the purchasers, same having been prorated as of the date hereof. And We, R. E. CLARK and wife, MARY E. CLARK,

do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said RAYBURN ELLIS HUGHES and wife, LOUISE HUGHES,

their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 29th day of Sept., 1948.

[redacted] [redacted] [redacted]

R. E. Clark

Mary E. Clark

STATE OF TENNESSEE
Davidson County

Personally appeared before me, J. E. Durrett, Jr., a Notary Public in and for Davidson County and State, the within named R. E. CLARK and wife, LOUISE HUGHES,

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 29th day of September 1948

Commission expires May 1, 1950

J. E. Durrett, Jr.
Notary Public

BM 10-47 P. & P. CO. 99c

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