K 1644

WARRANTY DEED

For and in consideration of the sum of _____

One Thousand Eight Hundred ($1,800.00) and no/100 - - - - - - - - - - - - - - DOLLARS

cash in hand paid by E. C. Bivins and wife, Christine Bivins, the receipt of which is hereby acknowledged.

We, F. A. Nichols and wife, Virgle A. Nichols

have bargained and sold, and by these presents do transfer and convey unto the said E. C. Bivins and wife, Christine Bivins, their

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

Being part of tract No. 10 as shown on an unrecorded map of the Life and Casualty Insurance Company's property, described according to a survey made by Harvey Gee, September 7, 1948, as follows:
Beginning on the westerly margin of Pitts Avenue at a point 145 feet south of the intersection of Pitts Avenue and the southerly margin of the Tennessee Central Railroad right-of-way; thence north 50° 05' west 440 feet to an iron pin; thence south 33° 50' west 90 feet to an iron pin in fence line; thence with said fence line, south 50° 20' east 448 feet to an iron pin in the westerly margin of Pitts Avenue; thence with said Avenue, northwardly 90 feet to the beginning.
Being part of the property conveyed to F. A. Nichols by deed from Life and Casualty Insurance Company of Tennessee, Inc. of record in book 989, page 135, Register's Office for said County.

Taxes for the year 1948, to be pro-rated and assumed by purchaser.

[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 E. C. Bivins and wife, Christine Bivins, their heirs and assigns, forever.

And we do covenant with the said E. C. Bivins and wife, Christine Bivins 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 do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said E. C. Bivins and wife, Christine Bivins, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 24th day of September, 19 48.

F. A. Nichols

Mrs Virgle A. Nichols

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Thos. H. Patton, a Notary Public in and for said County and State, the within named F. A. Nichols and wife, Virgle A. Nichols

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 office, this 20 day of Sept, 19 48.

Commission expires Oct 1 1949

Thos H Patton
Notary Public

G 459