1645

WARRANTY DEED

For and in consideration of the sum of

Two Thousand Three Hundred Ten ($2,310.00) and no/100 - - - - - - - - - - - - DOLLARS

cash in hand paid by Felice A. Petrucelli and wife, Evelyn Petrucelli, the receipt of which is hereby acknowledged.

I, Edna Woods Ziegler

have bargained and sold, and by these presents do transfer and convey unto the said Felice A. Petrucelli and wife, Evelyn Petrucelli, 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. 1 of block "E" on the unrecorded map showing subdivision of blocks "B" "D", "E" and "A", Hillwood Estates, described according to a survey made by Z. J. Wilkinson, Surveyor, May 4, 1938, as follows:
Beginning on the southerly margin of Hillwood Drive at the corner of lots Nos. 1 and 2; thence with the line between said lots, southwardly 213 feet to the north margin of lot No. 23; thence with the north margin of lots Nos. 23 and 24, eastwardly 190 feet to the westerly margin of an unnamed road; thence with the westerly margin of said road, northwardly 214.5 feet to the southerly margin of Hillwood Drive; thence with the southerly margin of said Drive, westwardly 140 feet to the beginning.
Being part of the property conveyed to Edna Woods Ziegler by deed from H. G. Hill Realty Company, of record in book 1338, page 660, said Register's Office.

This conveyance is made subject to easement across the rear of the premises in question for public utilities; also subject to restrictive covenants contained in book 1338, page 660, said Register's Office.

Taxes for 1948, pro-rated.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Felice A. Petrucelli and wife, Evelyn Petrucelli, their

heirs and assigns, forever.

And I do covenant with the said Felice A. Petrucelli and wife, Evelyn Petrucelli

that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And I

do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Felice A. Petrucelli and wife, Evelyn Petrucelli, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 27th day of April, 19 48.

Edna Woods Ziegler

STATE OF TENNESSEE
Davidson County

Personally appeared before me, FRED A Vantrease, a Notary Public in and for said County and State, the within named Edna Woods Ziegler

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 29th day of April, 19 48.

Commission expires My commission expires July 11, 1951

Notary Public

NOTARY PUBLIC DAVIDSON CO.

SM 10-47 P. & P. CO. 93-

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