Do Not Publish

43522

WARRANTY DEED

FRANCES BERRY HUTCHISON

to

JAMES C. OVERALL et ux

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 18 day
of NOV 1948
at 9:55 o'clock A.M.
Note Book ... Page 755
Recorded in Book ... Page 80
Recording fee ... $1.50
FELIX Z. WISDOM, Register
By ... D.C.

FOR AND IN CONSIDERATION of the sum of FIFTY FIVE HUNDRED AND NO/100 ($5500.00) DOLLARS cash in hand paid by James C. Overall and wife, Evelyn D. Overall, the receipt of which is hereby acknowledged, I, Frances Berry Hutchison, have bargained and sold, and by these presents do transfer and convey unto the said James C. Overall and wife, Evelyn D. Overall, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Being Lot No. 7, Block "A", on the Map of Lealand Manor, of record in Book 974, page 74, Register's Office for said County, more particularly described as follows:
>
> Beginning at a point in the south margin of Gateway Lane 268.3 feet west of the intersection of Gateway Lane and Sewanee Road; thence west along the south margin of Gateway Lane 322.5 feet to a point; thence south 453.7 feet to a point; thence east and along the rear line of said Lot 320.5 feet to the southwest corner of Lot No. 8 owned by Laura Lea Robertson; thence north along the dividing lines between said Lots 425 feet to Gateway Lane, the point of beginning, containing 3.24 acres, more or less.
>
> Being the same property conveyed to Frances Berry Hutchison, by deed from Laura Lea Robertson, of record in Book 1163, page 335, 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 James C. Overall and wife, Evelyn D. Overall, their heirs and assigns in fee simple forever.

And I do covenant with the said James C. Overall and wife, Evelyn D. Overall 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 except: State and County Taxes for the year 1948 which have been prorated as of this date and the entire amount assumed by the grantees; restrictive covenants contained in an instrument executed by Laura Lea Robertson and recorded in Book 1081, page 643, Register's Office for Davidson County, Tennessee; restrictive covenants contained in deed from Laura Lea Robertson to Frances Berry Hutchison, of record in Book 1163, page 335, Register's Office for Davidson County, Tennessee. Reference is made to all of the above and this conveyance is made subject thereto.