1675

WARRANTY DEED

For and in consideration of the sum of _____

One Thousand Two Hundred ($1,200.00) and no/100 - - - - - - - - - - - - - - - - DOLLARS

cash in hand paid by William Everett Seifert and wife, Virginia Cullum Seifert, the receipt of which is hereby acknowledged.

I, Elsie Johnson Stephens

_____ have bargained and sold, and by these presents do transfer and convey unto the said William Everett Seifert and wife, Virginia Cullum Seifert, 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. 22 of Block "A" on the map of Broadmoor, as of record in book 547, pages 161 and 162, Register's Office for said County.
Said lot No. 22 fronts 65 feet on the northerly side of Maplewood Avenue and runs back between parallel lines, 150 feet to a dead line.
Being the same property conveyed to Elsie Johnson, now Stephens, by deed from Citizens Realty Company, of record in book 871, page 173, said Register's Office.

This conveyance is made subject to restrictive covenants contained in book 723, page 616, book 840, page 289, book 722, page 509 and book 871, page 173, 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 William Everett Seifert and wife, Virginia Cullum Seifert, their heirs and assigns, forever.

And I do covenant ~~covenant~~ with the said William Everett Seifert and wife, Virginia Cullum Seifert 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 ~~covenant~~ and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said William Everett Seifert and wife, Virginia Cullum Seifert, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 18th day of November, 19 48.

Elsie Johnson Stephens

STATE OF ~~TENNESSEE~~ TENNESSEE
~~Davidson County~~
COUNTY OF BLEDSOE

Personally appeared before me, Landon Colvard, a Notary Public in and for said County and State, the within named Elsie Johnson Stephens

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 21st day of November, 19 48.

Commission expires Aug 31, 1950

Landon Colvard C C C
Notary Public

331