K 1678

WARRANTY DEED Form 1001 Published by Tennessee Title Company

For and in consideration of the sum of $ ($5.00) - - - - - - - - - - Five & No/100- DOLLARS cash in hand paid by Frances P. Resha, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, I, Ruth O. Latham, or Ruth M. Latham, unmarried, have bargained and sold and by these presents do hereby transfer and convey unto the said Frances P. Resha, to her sole and separate use, free from the debts, contracts, liabilities and marital rights of her present or any future husband, with full power to mortgage, sell or otherwise convey as if she were a feme sole,

~~have bargained and sold, and by these presents do transfer and convey unto the said~~

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

Land in Davidson County, Tennessee, being Lot No. 50 on the Revised Map of West End Park, of record in Book 421, pages 82 and 83, Register's Office for said County.
Said Lot No. 50 fronts 105 feet on the westerly side of Long Boulevard and runs back 231.3 feet on the southerly line and 244.4 feet on the northerly line, to an alley, measuring 108.1 feet thereon.
Being the same property conveyed to Ruth O. Latham, or Ruth M. Latham, by two deeds, one from Edmund F. Carroll, Sr. and wife, of record in Book 1385, page 355, and the other from Walter O. Latham, of record in Book 1676, page 373, said Register's Office.
The above described property is subject to the following:
Restrictions in deed from West End Park to C. R. Badoux, of record in Book 555, page 242, dated Oct. 5, 1920, as follows:
"1. That the conveyee, his heirs and assigns, shall not erect on the said premises, a dwellin house or residence which shall cost less than $4,000.00.
2. Said property is to be used for residence purposes and no store house or business house to be erected or maintained on the said premises.
3. (Expired).

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Frances P. Resha, as aforesaid, her heirs and assigns, forever.

And I do covenant with the said Frances P. Resha 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 the taxes for the year 1948 which have been pro rated and are to be paid by the grantor herein.

And I, Ruth O. Latham, or Ruth M. Latham, do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Frances P. Resha, her heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 20th day of December, 1948

(Mrs. Ruth O. Latham)
(Mrs. Ruth M. Latham)

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Mrs. T. L. Ahearn, a Notary Public in and for said County and State, the within named Ruth O. Latham, or Ruth M. Latham, unmarried, 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 Nashville, Tennessee, this 20th day of December, 1948.

Commission expires April 8th, 1952

Mrs. T. L. Ahearn
Notary Public

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