Book 1170 Page 167

For and in consideration of the sum of $ 1,250.00

ONE THOUSAND TWO HUNDRED FIFTY AND NO/100 ---------- DOLLARS

Cash in hand paid by Vester G. Livingston and wife, Katherine H. Livingston, the receipt of which is hereby acknowledged,

We, Willard H. Welch and wife, Eva S. Welch

have bargained and sold, and by these presents do transfer and convey unto the said Vester G. Livingston and wife, Katherine H. Livingston, 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. 65 on the Map of I. C. McMahan Subdivision of the Maplewood Lands, of record in book 547, page 78, Register's Office for said County. Said lot No. 65 fronts 100 feet on the south side of Maplewood Road or Lane, and runs back between lines 303 feet on the west line and 301 feet 6 inches on the east line to a dead line on which it measures 100 feet.

Being the same property conveyed to Willard H. Welch and wife, Eva S. Welch, by deed from Herschel H. Brockette and wife, of record in book 1518, page 217, 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 Vester G. Livingston and wife, Katherine H. Livingston, their heirs and assigns, forever.

And we do covenant with the said Vester G. Livingston and wife, Katherine H. Livingston 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, Willard H. Welch and wife, Eva S. Welch do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Vester G. Livingston and wife, Katherine H. Livingston, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands, this 23 day of Dec., 1948

Willard H. Welch

Eva S Welch

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Myrtle Davis, a Notary Public in and for said County and State, the within named Willard H. Welch and wife, Eva S. Welch

the bargainor, 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 Madison, Tennessee, this 23 day of December, 1948

Commission expires 10-6-1949

Myrtle Davis
Notary Public

47365

WARRANTY DEED

FROM
Willard H. Welch et ux

TO
Vester G. Livingston et ux

Received for record this 30 day of Dec. 1948 at 2:22 P.M. and recorded in Book 1678 Page 163

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