K 1679

WARRANTY DEED — P. ..shed by Tennessee Title Company

For and in consideration of the sum of $ ---------3,600.00----------

------EIGHT THOUSAND SIX HUNDRED AND NO/100---------- DOLLARS

Cash in hand paid by Mack H. Rowe and wife, Marion G. Rowe, the receipt of which is hereby acknowledged,

I, Charles R. Land, unmarried

have bargained and sold, and by these presents do transfer and convey unto the said Mack H. Rowe and wife, Marion G. Rowe their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being the West 91.3 feet front and 90.6 feet rear of Lot No. 12 and the east 8.3 feet front and 9 feet rear of Lot No. 10, on the Map of Greenland Tract, of record in Book 421, page 40, Register's Office for said County. According to an unregistered copy of a survey thereof made by Lewis D. Justice, Surveyor, said parts of said lots front together 99.6 feet on the south side of Greenland Avenue and run back between lines, 318.7 feet on the west line of part of Lot No. 10, and 323.4 feet on the east line of part of Lot No. 12, to a dead line on which they measure 99.6 feet. Being part of the property conveyed to Charles R. Land, unmarried, by deed from E. B. Cherry and wife, of record in book 1639, page 85, Register's Office for said County.

This conveyance is subject to all easements, restrictive covenants, and set-back lines as are applicable to the property above described.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Mack H. Rowe and wife, Marion G. Rowe their heirs and assigns, forever.

And I do covenant with the said Mack H. Rowe and wife, Marion G. Rowe 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 taxes for the year 1949 which have been assumed by the grantees.

And I, Charles R. Land, unmarried do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Mack H. Rowe and wife, Marion G. Rowe their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 17 th day of January, 1949

Charles R. Land

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Edwin E. Carlson, a Notary Public in and for said County and State, the within named Charles R. Land, unmarried

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 17 day of January, 1949

Commission expires 7/7/49.

Notary Public

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