K 1680

For and in consideration of the sum of $ 5.00

----------FIVE AND NO/100---------- DOLLARS

cash in hand paid by Richard E. Thoni, and other good and valuable consideration, the receipt of which is hereby acknowledged.

I, Elizabeth B. Higgins, a widow

have bargained and sold, and by these presents do transfer and convey unto the said Richard E. Thoni, with full power to mortgage, transfer and convey without the joinder of any beneficiary, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit: **Being Lot one and the easterly half of Lot** Two on the Plan of West End Heights, of record in book 332, pages 124 and 125, Register's Office for said County.
Said lot and part of said lot adjoin and front together 95 feet on the southerly side of West End Avenue and run back between lines, 398.5 feet on the easterly line of Lot 1 and 367.5 feet on the westerly side of the easterly one-half of Lot 2 to the northerly margin of Orlean Drive on which they measure 78.5 feet.
Being the same property conveyed to Elizabeth B. Higgins by deed from Bransford Realty Company, of record in book 431, page 34, 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 Richard E. Thoni his heirs and assigns, forever.

And I do covenant with the said Richard E. Thoni 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, Elizabeth B. Higgins, a widow do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Richard E. Thoni his heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 27 day of January, 1949

Elizabeth B Higgins

STATE OF TENNESSEE
Davidson County

Personally appeared before me, James P. Wilson, a Notary Public in and for said County and State, the within named Elizabeth B. Higgins

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 27 day of January, 1949

My Commission expires July 6, 1950

James P. Wilson
Notary Public

JAMES P. WILSON
NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED
FROM
ELIZABETH B. HIGGINS
TO
RICHARD E. THONI

50561

1945 Dec 28 PM
1950
W. C. Evans

G 595