K 1682

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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 Louise N. Fleming and other good and valuable considerations, the receipt of all of which is hereby acknowledged, we, A. R. Greene and wife, Annie Lois Greene, have bargained and sold and by these presents do transfer and convey unto the said Louise N. Fleming, 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. 19 on the Map of Woodmont Estates No. 2 of record in Book 1130, page 99, Register's Office for said County.
Said Lot fronts 80.3 feet on the northerly side of Sugartree Road, and runs back between lines, 274 feet on the westerly line and 204.4 feet on the easterly line to a dead line on which it measures 169 feet.
Being part of the property conveyed to A. R. Greene and wife, Annie Lois Greene, by deed from Third National Bank, Tr., under the will of G. A. Puryear, deceased, of record in Book 1510, page 551, said Register's Office.
The above described property is subject to the following:
Restriction of record in Book 662, page 807, and in Book 1449, page 61, Register's Office for said County.
Easement and agreement of record in Book 1510, page 551, Register's Office for said County.
The Plan of record in Book 1130, page 99, shows an owner's certificate; a 50 foot set back line from Sugartree Road, and a 10 foot easement along the rear for public utilities and also an easement for a drain along the rear line.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Louise N. Fleming, her heirs and assigns, forever.

And We do covenant with the said Louise N. Fleming 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. except the taxes for the year 1949 which have been prorated and assumed by the grantee herein.
And We, A. R. Greene and wife, Annie Lois Greene, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Louise N. Fleming, her heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 14th day of February, 1949.

A. R. Greene
Annie Lois Greene

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 A. R. Greene and wife, Annie Lois Greene, the bargainor s, 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 Nashville, Tennessee, this 14th day of February, 1949.

Mrs. T. L. Ahearn
Notary Public

Commission expires April 8th, 1952

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