1683

WARRANTY DEED Form 1001 Published by Tennessee Title Company

For and in consideration of the sum of $ 10.00 Ten & No/100 DOLLARS

Cash in hand paid, receipt of which is hereby acknowledged and other good and valuable considerations,

We, T.Frank Wells and wife, Blanche Wells have bargained and sold, and by these presents do transfer and convey unto the said Max Friedman, unmarried his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Lot No. 55 and the northerly 1/2 of Lot No 56 on the Map of Brentwood Gardens, as of record in Book 1130, page 16, Register's Office for said County, and described as follows:

Beginning at a point in the westerly margin of Frank Road, now Clove Road, 150 feet north of the common corner of Lots Nos. 56 and 57; thence northerly with the margin of said Road 431 feet 2 inches to the beginning of a curve at the intersection of said Road and Valley View Road; thence around said curve northwesterly 30.2 feet to a point in the southerly margin of Valley View Road; thence with the margin of said Valley View Road, north 86° 45' west 481 feet 8 inches to a point, the common corner of Lots 55 and 58; thence with the line between Lots 55 and 56 and Lot 58, south 0° 15' east 484 feet 6 inches to a point in the line between Lots 58 and 56; thence north 89° 45' east 500 feet to the point of beginning.

Being the same property conveyed to T.Frank Wells and wife, Blanche Wells, by two deeds from Curtis B.Haley, Substitute Trustee, of record in Book 1336, page 298, and in Book 1336, page 295, said Register's Office.

The plan of record in Book 1130, page 16, shows a 75-foot set-back line from Frank Road as to both lots, a 30-foot set-back line from Valley View Road as to Lot 55, and a 10 foot easement for public utilities along the west line of the lots.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Max Friedman his heirs and assigns, forever.

And we do covenant with the said Max Friedman 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, T.Frank Wells and wife, Blanche Wells do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Max Friedman his heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 16 day of February, 1949.

T Frank Wells

Blanche Wells

STATE OF TENNESSEE }
Davidson County }

Personally appeared before me, Herbert N. Jordan, a Notary Public in and for said County and State, the within named T.Frank Wells and wife, Blanche Wells 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 17 day of February, 1949.

Herbert N. Jordan
Notary Public

Commission expires July 9, 1952

G 35