K 1683



For and in consideration of the sum of

One Thousand Seven Hundred ($1,700.00) and no/100 - - - - - - - - - - - - - DOLLARS

cash in hand paid by William Fletcher Hardy and wife, Paula Elizabeth Hardy, the receipt of which is hereby acknowledged,

We, Claude H. Nease and wife, Edna Fly Nease,

have bargained and sold, and by these presents do transfer and convey unto the said William Fletcher Hardy and wife, Paula Elizabeth Hardy, 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. 2 on the plan of H. G. Lowe's Subdivision of a part of lot No. 3, John Overton Estate, as of record in book 1424, page 46, Register's Office for said County.
Said lot No. 2 fronts 150 feet on the southerly side of Battery Lane and runs back between parallel lines 300 feet to a dead line.
Being the same property conveyed to Claude H. Nease and wife, Edna Fly Nease, by deed from Cecil A. Speck, et al. of record in book 1627, page 55, said Register's Office.

This conveyance is made subject to easement for public utility purposes shown on plan in book 1424, page 46; also restrictive covenants contained in book 1627, page 55, 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 William Fletcher Hardy and wife, Paula Elizabeth Hardy, their heirs and assigns, forever.

And we do ~~covenant~~ covenant with the said William Fletcher Hardy and wife, Paula Elizabeth Hardy 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 do further ~~covenant~~ covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said William Fletcher Hardy and wife, Paula Elizabeth Hardy, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 19th day of February, 1949.

Claude H. Nease

Edna Fly Nease

STATE OF TENNESSEE
Davidson County

Personally appeared before me, E. D. Hilton, a Notary Public in and for said County and State, the within named Claude H. Nease and wife, Edna Fly Nease

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 office, this 24th day of Feb. 1949.

Commission expires Nov. 1940

E. D. Hilton
Notary Public

WARRANTY DEED

FROM
Claude H. Nease et ux.

TO
William Fletcher Hardy et ux.

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 24 day of FEB 1949 at 12:20 o'clock P. M.
Recorded in Book 1683 Page 355
Recording Fee $1.50
FRANK L. WILSON, Register
By Mollie Singley D.R.

The Guaranty Title Co.
Titles Guaranteed
Abstracts of Titles
225 Third Ave., North
NASHVILLE, TENN.

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