K 1711

WARRANTY DEED — Published by Tennessee Title Company

For and in consideration of the sum of $ Two Thousand One Hundred Fifty & NO/100ths - - - - - - ($2,150.00) DOLLARS cash in hand paid by SAMUEL THEODORE MARSH and wife, VIVIAN E. MARSH, the receipt of which is hereby acknowledged.

We, Grace L. Horn and husband, Charles Horn - have bargained and sold, and by these presents do transfer and convey unto the said SAMUEL THEODORE MARSH and wife, VIVIAN E. MARSH, their 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 the easterly 100 feet of Lot No. 33 on the plan of E. L. Hampton's Subdivision, called "Hillsboro Heights", not of record, described according to a copy of a survey therof made December 26, 1912, as follows;

Beginning at a point in the northerly margin of Woodmont Boulevard, formerly Concrete Boulevard, the common corner of lots Nos. 33 and 34, which point is 600 feet west of the center line of 23rd Avenue South; thence with the line between said lots Nos. 33 and 34, northerly 367.7 feet to the common corner of said lots and lots Nos. 24 and 25; thence with the line between lots Nos. 33 and 25, westerly 100 feet to the northeast corner of that part of lot No. 33 conveyed to Edwin Francis Hunt and wife by deed from Life and Casualty Insurance Company of Tennessee, Inc., of record in book 1058, page 270, Register's Office for said County; thence along Hunt's easterly line, southerly 368 feet, more or less, to the northerly margin of Woodmont Boulevard 700 feet west of the center line of 23rd Avenue South; thence along the northerly margin of Woodmont Boulevard, easterly 100 feet to the point of beginning.

Being the same property conveyed to Grace L. Horn by deed from Life and Casualty Insurance Company of Tennessee, Inc., of record in book 1079, page 270, Register's Office for said County.

Conveyance made subject to restrictive covenants contained in an agreement executed by L. R. Campbell, et al, of record in Book 662, page 807, said Register's Office.

Taxes for 1949 to be pro-rated and paid by purchasers.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said SAMUEL THEODORE MARSH and wife, VIVIAN E. MARSH, their heirs and assigns, forever.

And we do covenant with the said SAMUEL THEODORE MARSH and wife, VIVIAN E. MARSH 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 as hereinbefore set out.

And we, GRACE L. HORN and husband, CHARLES HORN do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said SAMUEL THEODORE MARSH and wife, VIVIAN E. MARSH their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands, 21 day of March, 1949.

Grace L Horn

Charles Horn

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Louise Dowell, a Notary Public in and for said County and State, the within named GRACE L. HORN and husband, Charles Horn

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 22 day of March, 1949.

Commission expires July 9 - 1949

Louise Dowell
Notary Public

NOTARIAL SEAL — NOTARY PUBLIC — DAVIDSON CO. TENN.

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