K 1711

WARRANTY DEED Form 1001 Published by Tennessee Title Company

For and in consideration of the sum of $ Fifteen Thousand & NO/100ths - - - - - - - - - - -
($15,000.00) DOLLARS
cash in hand paid by JOHN R. FUNK and wife, LOUISE W. FUNK, the receipt of which is hereby acknowledged.

We, Milton Bracey and wife, Jane Bracey,
have bargained and sold, and by these presents do transfer and convey unto the said JOHN R. FUNK and wife, LOUISE W. FUNK, 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 Lot No. 1 on the Map of Crestwood Acres, of record in Book 1130, page 60, Register's Office, for said County, described as follows:
Beginning at a point in the northerly margin of Glendale Lane at the corner of Lots Nos. 1 and 2; thence with the line between said lots northwesterly (the plan does not give the distance) to the corner of said lots and of Lot No. 3; thence with the line between said lots Nos. 1 and 3 westerly 105 feet to the margin of Thompson Avenue; thence with the margin of the same southerly 266.4 feet to the beginning of a curve; thence around said curve in a southerly and easterly direction 66 feet to the margin of Glendale Lane; thence with the margin of the same, northeasterly 216 feet to the beginning.
Being the same property conveyed to Milton Bracey by deed from William H. McCord, et al, of record in Book 1585, page 21, said Register's Office.

Conveyance is made subject to restrictions of record in Book 1298, page 535, and in Book 1318, page 622, said Register's Office.
The plan of record in Book 1130, page 60, shows a 37.5 foot setback line from the margin of Thompson Avenue; and a 75 foot set back line from Glendale Lane, and a 10 foot easement along the north line of the lot for public utilities.

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

[redacted]

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said JOHN R. FUNK and wife, LOUISE W. FUNK, their
heirs and assigns, forever.

And we do covenant with the said JOHN R. FUNK and wife, LOUISE W. FUNK
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, MILTON BRACEY and wife, JANE BRACEY
do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said JOHN R. FUNK and wife, LOUISE W. FUNK, their
heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 28 day of March, 1949.

[redacted]

Milton Bracey
Jane Bracey

STATE OF TENNESSEE
Davidson County

Personally appeared before me Louise Lowell, a Notary Public in and for said County and State, the within named MILTON BRACEY and wife, JANE BRACEY
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 28th day of March, 1949.

Commission expires July 9- 1949

Louise Lowell
Notary Public

DAVIDSON

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