1713

WARRANTY DEED Form 1001 Published by Tennessee Title Company

For and in consideration of the sum of $ 10,250.00

---TEN THOUSAND TWO HUNDRED FIFTY AND NO/100--- DOLLARS

Cash paid by J. C. Dickens and Wife, Beulah Dickens, the receipt of which is hereby acknowledged,

We, Seth D. Sparkman and Wife, Ludy F. Sparkman have bargained and sold, and by these presents do transfer and convey unto the said J. C. Dickens and Wife, Beulah Dickens, 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. 48 on the Map of Leonte Subdivision, not of record, and described according to a survey made by W. B. Southgate, in December 1936 and March, 1938 as follows:

Beginning at a point in the northerly margin of Draughon Avenue at the corner of Lots 47 and 48; thence with the line between said lots, northerly 191 feet 6 inches to a point at the corner of said lots and of Lots 35 and 36; thence with the line between Lots 35 and 48, westerly 100 feet to a point at the corner of said lots and of Lots 34 and 49; thence with the line between said lots 48 and 49, southerly 193 feet to the north margin of Draughon Avenue; thence with the margin of the same easterly 100 feet to the beginning.

Being the same property conveyed to Seth D. Sparkman and Wife, Ludy F. Sparkman, by deed from Roger B. Moseley, Trustee, of record in Book 1512, Page 33, Register's Office for said County.

Property conveyed subject to restrictions of record in Book 1512, Page 33, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said J. C. Dickens and Wife, Beulah Dickens their heirs and assigns, forever.

And We do covenant with the said J. C. Dickens and Wife, Beulah Dickens 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. 1949 Taxes which have been pro-rated and Purchaser is to pay when due.

And We, Seth D. Sparkman and Wife, Ludy F. Sparkman do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said J. C. Dickens and Wife, Beulah Dickens their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 5th day of April, 1949.

Seth D. Sparkman

Ludy F. Sparkman

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Thelma Neal, a Notary Public in and for said County and State, the within named Seth D. Sparkman and Wife, Ludy F. Sparkman

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 5th day of April, 1949

Commission expires Oct. 12, 1950

Thelma Neal
Notary Public

53