K 1714

WARRANTY DEED Form 1001 Published by Tennessee Title Company

For and in consideration of the sum of $ Five ($5.00) - DOLLARS cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged, and the assumption by Edwin E. Bitner and wife, Doris R. Bitner of the balance of an indebtedness in the amount of $2000.00, secured by a deed of trust executed by Frank Stratton Brent and wife, Ethel J. Brent, to Louis Leftwich, Jr., Tr., of record in book 1674, page 133, to secure Fidelity Federal at note dated January 21st, 1949, for $6000.00, with 5% interest, both principal and interest payable $113.23 monthly.

We, Frank S. Brent and wife, Ethel J. Brent have bargained and sold, and by these presents do transfer and convey unto the said Edwin E. Bitner and wife, Doris R. Bitner their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

A tract of land in the 3rd, formerly 15th district of Davidson County, Tennessee, being the northeast part of 5.27 acres tract, shown on an unnamed Subdivision, known as the W. E. Quin, Jr., property, on the Lebanon Road, and described as follows:

Beginning at a point in the northeast corner of said 5.27 acre tract and the northwest corner of a tract of 7.93 acres, more or less in the south margin of Lebanon Pike at an iron pipe; thence south 30° 30' east 350 feet to an iron pipe; thence south 48° 20' west 100 feet to an iron pipe; thence north 30° 30' west 350 feet to an iron pipe in the south margin of said Pike; thence with the margin of the same, north 48° 20' east 100 feet to the beginning.

Being part of the property conveyed to Frank S. Brent and wife, Ethel J. Brent, by deed from W. E. Quin, Jr. and wife, of record in book 1553, page 627, 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 Edwin E. Bitner and wife, Doris R. Bitner their heirs and assigns, forever.

And we do covenant with the said Edwin E. Bitner and wife, Doris R. Bitner 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 by taxes for the year 1949 which have been pro-rated and assumed by the Grantee.

And we, Frank S. Brent and wife, Ethel J. Brent do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Edwin E. Bitner and wife, Doris R. Bitner their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 22 day of April, 1949.

Frank S. Brent

Ethel J. Brent

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Mary C. Mammarelli, a Notary Public in and for said County and State, the within named Frank S. Brent and wife, Ethel J. Brent the bargainors 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 April, 1949.

Commission expires July 7, 1949

Mary C. Mammarelli
Notary Public

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