K 1715

WARRANTY DEED

For and in consideration of the sum of $8,400.00

Eight-Thousand, Four-Hundred and No/100 **DOLLARS**

Cash in hand paid by J. W. Midgett, the receipt of which is hereby acknowledged,

We, Walter Hill and wife, Sarah Ethelyne Hill

have bargained and sold, and by these presents do transfer and convey unto the said J. W. Midgett

his **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 northerly one-half of Lot No. 10 and the southwesterly triangular part of Lot No. 9 of Section One on the Map of Life and Casualty Insurance Company's Subdivision, of record in Book 843, page 56, Register's Office for said County, and described together as follows:

Beginning at a point in the center line of Pitts Avenue 125 feet north of the common corner of Lots Nos. 10 and 11; thence north 53 degrees 17' East 562.7 feet to a point in the rear line of Lot No. 10; thence north 18 degrees west 218.6 feet to the corner of Lots Nos. 9 and 10; thence with the line between said lots South 44 degrees 23' west 541 feet to a point on the line between said lots, which is 54 feet east of the center line of Pitts Avenue; thence leaving the line between said two lots westerly 52.9 feet to the center line of Pitts Avenue, said point being 17 feet north of the corner of Lots Nos. 9 and 10; thence with the center line of Pitts Avenue, southerly around a curve 142 feet to the beginning.

Being property vested in Walter Hill by three deeds, one from Life and Casualty Insurance Company of record in Book 1055, page 99, one from W. E. McKelvey and wife, of record in book 1115, page 553, and one from Ruth Hill unmarried, of record in Book 1160, page 366, 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 J. W. Midgett

his **heirs and assigns, forever.**

And We **do** covenant **with the said** J. W. Midgett

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 1949 taxes which are assumed by Grantee

And We, Walter Hill and wife, Sarah Ethelyne Hill

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. W. Midgett

his **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hand** s **this** 20th **day of** April, 19 49.

Walter Hill

Sarah Ethelyn Hill

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Mrs. Hilman Barnard, **a Notary Public in and for said County and State, the within named** Walter Hill and wife, Sarah Ethelyne Hill

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 office, this 20th **day of** April, 19 49.

Commission expires January 12, 1953

Mrs. Hilman Barnard
Notary Public

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