K 1718

DO NOT PUBLISH

WARRANTY DEED

For and in consideration of the sum of Ten & NO/100ths - - - - - - - - - - - - - - - - - - -
($10.00) DOLLARS

cash in hand paid by FLORENCE ARNOLD EAST, and other good and valuable considerations, the receipt of which is hereby acknowledged and the assumption by the said FLORENCE ARNOLD EAST of the sum of $6839.07, representing the unpaid principal balance of a loan in the original amount of $8500.00, secured by Deed of Trust to James B. Turner, Trustee, of record in Book 1231, page 97, Register's Office for Davidson County, Tenn, and assigned to Provident Mutual Life Insurance Company of Philadelphia, in Book 1061, page 590, said Register's Office. I, LILLIAN B. HEITZEBERG, a widow

have bargained and sold, and by these presents do transfer and convey unto the said FLORENCE ARNOLD EAST, her

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in the City of Belle Meade near the City of Nashville, in the 7th Civil District of Davidson County, Tennessee, being part of lot No.3 on the Plan of First Belle Meade Subdivision as of record in Book 332, pages 88 and 89, Register's Office for said County, being Lot "B" as shown by survey recorded in Book 547, page 195, said Register's Office, also the southwesterly part of lot No.28 and the southeasterly part of Lot No.29 on the Plan of Bransford Realty Company's Berkeley Hills Subdivision, as of record in Book 547, pages 57 and 58, said Register's Office, described together according to said survey as follows:

Beginning on the southerly margin of Clarendon Avenue at the corner of Lots "A" and "B"; thence with the line between said two lots, southwardly 257.8 feet; thence eastwardly 100 feet; thence northwardly 263 feet to a corner of the property conveyed to Carolyn Lusk Barr by deed from Bransford Realty Company, of record in Book 928, page 512, said Register's Office; thence with the line of said Barr lot, northwestwardly 71.5 feet, more or less, to the southeasterly margin of Clarendon Avenue; thence with said Avenue, southwestwardly 70.8 feet to the beginning.

Being the same property conveyed to Lillian B. Heitzeberg by deed from Casey V. Loomis and wife, Irma Loomis, of record in book 1344, page 468, said Register's Office.

The above described property is conveyed subject to the restrictive covenants in book 633, page 450; in book 649, page 622; in book 692, page 616; in book 778, page 223; in book 735, page 604; in book 778, page 682; in book 778, page 578; and in book 1110, page 372, 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 FLORENCE ARNOLD EAST, her heirs and assigns, forever.

And I do covenant with the said FLORENCE ARNOLD EAST that I am 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 taxes for 1949 which are pro-rated and assumed by buyer.

And I, LILLIAN B. HEITZEBERG do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said FLORENCE ARNOLD EAST, her heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 19th day of May, 19 49

Lillian B. Heitzeberg

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Louise Lowell, a Notary Public in and for said County and State, the within named LILLIAN B. HEITZEBERG, a widow

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 21- day of May, 19 49

Commission expires July 9- 1949

Louise Lowell
Notary Public

FOSTER & PARKES CO., NASHVILLE

G 537