K 1725

WARRANTY DEED

For and in consideration of the sum of Ten and No/100----------

----------($10.00)----------DOLLARS

cash to us paid by H. J. Kirkpatrick and wife, Lela B. Kirkpatrick, receipt of which is hereby acknowledged, and subject to any indebtedness against said property,

we, H. E. Kirkpatrick and wife, Maggie M. Kirkpatrick, have bargained and sold, and by these presents do transfer and convey unto the said H. J. Kirkpatrick and wife, Lela B. Kirkpatrick, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being part of lot No. 19 on the plan of the B. F. Cockrill Farm, as of record in book 161, page 135, Register's Office for said County, being part of lot No. 1 and a 10-foot alley lying immediately north of said lot No. 1 on the plan of W. P. Evans' Re-subdivision of part of said lots Nos. 18 and 19 of the B. F. Cockrill Farm, not of record, described according to surveys made by E. R. Southgate & Sons, Surveyors, April 2, 1946 and May 2, 1942, as follows:

Beginning at a point on the westerly margin of Hall Avenue, 224 feet north of the northwest corner of said Avenue and a 20-foot unnamed street, being the northeast corner of a tract of land conveyed to Marjorie Cauthron by deed from W. P. Evans and wife, of record in book 1391, page 8, said Register's Office; thence with the westerly margin of said Avenue, northwardly 46 feet to a point in the northerly margin of a 10-foot alley, which is also the southeast corner of the property sold to W. A. Corlew; thence with said Corlew's south line, westwardly 175 feet to a stake; thence southwardly 43.6 feet to the northwest corner of said Cauthron's tract of land; thence with said Cauthron's northern boundary line, eastwardly 175 feet, more or less, to the beginning.

Being the same property conveyed to H. E. Kirkpatrick and wife, Maggie M. Kirkpatrick, by deed from H. J. Kirkpatrick and wife, Lela B. Kirkpatrick, of record in book , page , said Register's Office.

This transfer is made subject to the water-easement of W. P. Evans, recorded in Book 1415, page 86, R. O. D. C., 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 H. J. Kirkpatrick and wife, Lela B. Kirkpatrick, their heirs and assigns, forever.

And we do convenant with the said H. J. Kirkpatrick and wife, Lela B. Kirkpatrick, 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.

And we, H. E. Kirkpatrick and wife, Maggie M. Kirkpatrick, do further convenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said H. J. Kirkpatrick and wife, Lela B. Kirkpatrick, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 3rd day of June, 1949.

H. E. Kirkpatrick

Maggie M. Kirkpatrick

STATE OF TENNESSEE
Davidson County

Personally appeared before me, F. R. Pegram, a Notary Public in and for said County and State, the within named H. E. Kirkpatrick and wife, Maggie M. Kirkpatrick, the bargainor, 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 7th day of June, 1949.

Commission expires April 9-1952

F. R. Pegram.
Notary Public

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