K 1730

WARRANTY DEED Form 1001 **Published by Tennessee Title Company**

For and in consideration of the sum of $ 10.00 ----------

TEN AND NO/100 ---------- **DOLLARS**

Cash in hand paid by Gen. H. A. Nisley and wife, Margaret Warren Nisley, and other good and valuable considerations, receipt of which is hereby acknowledged,

We, Angeline Bozeman Bottiger and husband, Andrew J. Bottiger

_____ **have bargained and sold, and by these presents do transfer and convey unto the said** H. A. Nisley and wife, Margaret Warren Nisley

__ 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. 40 on the Plan of Royal Oaks Land Company's Subdivision of the Baker Tract, of record in Book 421, pages 102 and 103, Register's Office for said County, and described as follows:
Beginning at the southeast corner of Lynwood Boulevard and a street known as Royal Oaks Avenue, or Pendleton Circle, being the northwest corner of said Lot No. 40; thence with the southerly margin of said Boulevard, southeasterly 248½ feet to the corner of Lots nos. 40 and 41; thence southwesterly with the line between said two lots 309 feet to the northwesterly margin of Royal Oaks Avenue, or Pendleton Circle; thence with the easterly margin of said Avenue or Circle, northerly 401½ feet to the beginning.
Being the same property conveyed to Angeline Bozeman, now Bottiger, by deed from Pauline Shaw Kirkpatrick Jones, et vir, of record in Book 1360, page 38, said Register's Office.

The above described property is conveyed subject to Restrictive covenants of record in Book 670, page 412, 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 H. A. Nisley and wife, Margaret Warren Nisley

_____ their __ **heirs and assigns, forever.**

And we ____ **do covenant with the said** H. A. Nisley and wife, Margaret Warren Nisley

_____ **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, Angeline Bozeman Bottiger and husband, Andrew J. Bottiger

do further covenant and bind ourselves, our **heirs and representatives, to warrant and forever defend the title to the said land to the said** H. A. Nisley and wife, Margaret Warren Nisley

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

Witness our **hands this** 16 **day of** July **,** 194 9.

Witness: Angeline Bozeman Bottiger

Andrew J. Bottiger

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Lawrence A. Robertson **a Notary Public in and for said County and State, the within named** Angeline Bozeman Bottiger and husband, Andrew J. Bottiger

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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** Nashville **, Tennessee, this** 22nd **day of** July **,** 194 9

Commission expires July 11, 1950

Lawrence A. Robertson
Notary Public

LAWRENCE A. ROBERTSON NOTARY PUBLIC

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