1733

WARRANTY DEED Form 1001 Published by Tennessee Title Company

For and in consideration of the sum of $ 2,100.00 - - -
- - TWO THOUSAND ONE HUNDRED AND NO/100 - - - - DOLLARS
cash in hand paid, receipt of which is hereby acknowledged, we,
Frank R. Fitzpatrick and wife Katherine M. Fitzpatrick

have bargained and sold, and by these presents do transfer and convey unto the said
Ralph E. Koch and wife Alice Russell Koch, their
heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit: being the westerly parts of Lots 214 and 215 on the Map of Royal Oaks Land Company's Subdivision of the Baker Tract, as of record in Book 421, pages 102 and 103, Register's Office for said County, and being designated as Tract No. 3 on a Map of a resubdivision of said lots by Frank R. Fitzpatrick, not of record, and shown on a copy of a survey thereof made by Hal R. Swann, Jr., Surveyor, and described as follows: Beginning at a point in the northerly margin of Harding Place 8.7 feet east of the corporate line post of the City of Bellemeade, and being the southwest corner of Lot No. 3; thence northerly 325 feet to a point at the corner of Lots Nos. 3 and 4; thence easterly 135.2 feet to the corner of said lots and Lots Nos. 2 and 5; thence with the line between said lots 2 and 3, southerly 330 feet to the north margin of Harding Place; thence with the margin of same, westerly 135 feet to the beginning. Being part of the property conveyed to Frank R. Fitzpatrick and wife, Katherine M. Fitzpatrick, by deed from Royal Oaks Land Company, of record in Book 1493, page 450, said Register's Office. In addition to restrictions in Book 1493, page 450, said Register's Office, the following covenants shall attach to and run with the land: Residence structure shall be of brick or stone exterior finish, except gables or dormers, and shall contain not less than 1200 sqare feet of living area on the first floor; the main line of the structure shall set back 100 feet, not less, from the margin of Harding Place.
And I, Rose B. Martin, Executrix of the estate of Amy Rich, deceased, being the lawful owner and holder of one note secured by Deed of Trust, of record in Book 1623, page 65, said Register's Office, do hereby acknowledge satisfaction in full on said note and hereby release in full any and all lien retained by said note and said Deed of Trust.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Ralph E. Koch and wife Alice Russell Koch, their heirs and assigns, forever.

And we do covenant with the said Ralph E. Koch and wife Alice Russell Koch 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 State and County taxes which are prorated and assumed by the Grantee herein.
And we, Frank R. Fitzpatrick and wife Katherine M. Fitzpatrick do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Ralph E. Koch and wife Alice Russell Koch, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 10th day of August, 1949

Rose B. Martin
Rose B. Martin, Executrix of the Estate of Amy Rich, deceased.

Frank R. Fitzpatrick
Frank R. Fitzpatrick
Katherine M. Fitzpatrick
Katherine M. Fitzpatrick

STATE OF TENNESSEE
Davidson County

Personally appeared before me Rebecca McDaniel, a Notary Public in and for said County and State, the within named Frank R. Fitzpatrick, Katherine M. Fitzpatrick and Rose B. Martin, Executrix,
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 Nashville, Tennessee, this 10th day of August, 1949.

Commission expires Oct. 7, 1951

Rebecca McDaniel
Notary Public

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