1733

WARRANTY DEED

For and in consideration of the sum of $5.00 - - - - - - -

- - - Five and No/100 - - - - - - - - - - - - DOLLARS

paid in cash by Ernest R. Edenfield and wife, Lucy M. Edenfield, and other valuable and sufficient considerations receipt of which is hereby acknowledged and for the remainder of $16,688.96 the said Ernest R. Edenfield and wife, Lucy M. Edenfield assume & agree to pay the unpaid balance ($16,688.96 as of 9-1-49) of a note of an original amount of $18,000.00 to Herschel Greer, Trustee of record in book 1564, page 131, RODC, Tenn., said note and deed of trust securing the same being assigned to The Prudential Insurance Company of America by an instrument dated January 28, 1948, of record in book 1569, page 211, RODC, Tenn.

We/ A. G. Ottenville and wife, Mary C. Ottenville have bargained and sold, and by these presents do transfer and convey unto the said Ernest R. Edenfield and wife, Lucy M. Edenfield, 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. 1 and the easterly part of Lot No. 2 of Block No. 3 on the plan of Woodmont Estates, as of record in book 974, page 29, RODC, Tenn. and described as follows:
Beginning on the southerly margin of Knollwood Place at the northeast corner of said lot No. 1; thence with said Place, westwardly 325 feet, more or less, to the northeast corner of the property conveyed to Robert Lee Davis and wife, by deed from Third National Bank, Trustee, of record in book 1149, page 198, said Register's Office; thence with said Davis' easterly line, southwardly 295 feet, more or less to the southerly line of said subdivision; thence with said line, south 87° east 305 feet to the southeast corner of said lot No. 1; thence northwardly 194.3 feet to the beginning.
Being the same property conveyed to A. G. Ottenville and wife, Mary C. Ottenville, by deed from W. E. Buist, Jr., Trustee, of record in book 1169, page 97, said Register's Office.
Building set-back lines as shown on plan in book 974, page 29, RODC, Tennessee.
Easement for telephone and light wires and pipe lines across the southerly 10 feet of the premises as reserved in deed from Third National Bank in Nashville, Trustee, to A. G. Ottenville, of record in book 1394, page 147, RODC, Tennessee.
This conveyance is made subject to Restrictive covenants contained in an agreement executed by L. R. Campbell, et al, of record in book 662, page 807, RODC, Tennessee, and Restrictive covenants contained in an instrument executed by Third National Bank, Trustee, et al, of record in book 1049, page 28, RODC, 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 Ernest R. Edenfield and wife, Lucy M. Edenfield, their heirs and assigns, forever.

And we do covenant with the said Ernest R. Edenfield and wife, Lucy M. Edenfield, their 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 the grantees assume and agree to pay, same having been prorated as of Sept. 1, 1949.

And we, A. G. Ottenville and wife, Mary C. Ottenville do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Ernest R. Edenfield and wife, Lucy M. Edenfield, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 13th day of August, 1949.

A. G. Ottenville

Mary C. Ottenville

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Frankie Wilkes, a Notary Public in and for said County and State, the within named A. G. Ottenville and wife, Mary C. Ottenville 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 15th day of August, 1949

Commission expires ~~My Co... expires July 6, 1950~~

Frankie Wilkes
Notary Public

FRANKIE WILKES NOTARY PUBLIC DAVIDSON COUNTY, TENN.

SM 10-47 F. & P. CO. 83-

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