K 1734

WARRANTY DEED

For and in consideration of the sum of ($5.00)

- - - - - - - - Five & No/100- DOLLARS

cash in hand paid by Ben R. Mayes and wife, Evalyn Mayes, and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

I, Maude S. Richards, a widow,

have bargained and sold, and by these presents do transfer and convey unto the said Ben R. Mayes and wife, Evalyn Mayes,

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

A tract or parcel of land in the 7th, formerly the 11th, Civil District of Davidson County, Tennessee, being Lots Nos. 11, 18 and the westerly 55 feet of Lots Nos. 12 and 17 on the unrecorded subdivision of Fourth & First National Bank's 7.34 acre tract, described according to a survey made by W. B. Southgate, Surveyor, July _____ 1929, and revised July 27, 1932, as follows:

Beginning at the northeast corner of Woodmont Boulevard and Bowling Avenue; thence with the easterly margin of Bowling Avenue, northwardly 301.05 feet to the southerly margin of an unnamed 40 foot road; thence with the southerly margin of said road, eastwardly 187.9 feet; thence wouthwardly 306.3 feet, more or less, to the northerly margin of Woodmont Boulevard; thence with said Boulevard, westwardly 170.7 feet to the beginning.

Being the same property conveyed to W. D. Richards and wife, Maude S. Richards, by deed from W. R. Harrison and wife, dated June 21, 1940, of record in Book 1118, page 585, Register's Office for said County, the said W. D. Richards having since died.

The above described property is subject to the following:
Restrictive covenants contained in deed from Kate T. Sharber to A. K. Head, of record in Book 1113, page 274, Register's Office for Davidson County, 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 Ben R. Mayes and wife, Evalyn Mayes, their heirs and assigns, forever.

And I do convenant with the said Ben R. Mayes and wife, Evalyn Mayes, 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 the taxes for the year 1949 which have been pro rated and assumed by the grantees herein.

And I, Maude S. Richards, do further convenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Ben R. Mayes and wife, Evalyn Mayes, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 22nd day of August, 19 49

Maude S. Richards

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Mrs. T. L. Ahearn, a Notary Public in and for said County and State, the within named Maude S. Richards, a widow,

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 22nd day of August, 19 49

My Commission expires April 8th, 1952

Mrs. T. L. Ahearn
Notary Public

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