K 1755

WARRANTY DEED — Form 1001 — Published by Tennessee Title Company

For and in consideration of the sum of $ Eight Thousand Seven Hundred Eighty & NO/100ths ($8,780.00) DOLLARS

cash in hand paid by LEE W. ELLIOTT and wife, MARY ELIZABETH ELLIOTT, the receipt of which is hereby acknowledged.

We, A. W. Neal and wife, SOPHIA M. NEAL

have bargained and sold, and by these presents do transfer and convey unto the said LEE W. ELLIOTT and wife, MARY ELIZABETH ELLIOTT, their

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit: Land in Davidson County, Tennessee in the 26th Ward, being Lot No. 8 of Block "K" on the Map of Cherokee Park, Third Section, of record in book 845, pages 2 and 3, Register's Office for said County.
Said Lot No. 8 fronts 60 feet on the northerly side of Aberdeen Road and runs back between lines, 127.08 feet on the easterly line and 128.65 on the westerly line, to the south line of the right-of-way of the N. C. & St. L. Railroad, on which it measures 60.02 feet.
Being the same property conveyed to A. W. Neal and wife, Sophia M. Neal, by deed from Robert H. Oliver, and wife, of record in book 1727, page 465, said Register's Office.

Conveyance subject to restrictions and easement of record in Book 840, page 665, Register's Office of Davidson County, Tennessee and subject to reservation for a 5-foot easement along the rear of the premises for public utilities and a 35-foot set-back line from Aberdeen Road is shown on the Plan of record in book 845, pages 2 and 3, of the 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 LEE W. ELLIOTT and wife, MARY ELIZABETH ELLIOTT, their heirs and assigns, forever.

And we do covenant with the said LEE W. ELLIOTT and wife, MARY ELIZABETH ELLIOTT 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 taxes for 1949 assessed against said property, which are assumed by purchasers, same having been pro-rated as of date hereof.

And do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said LEE W. ELLIOTT and wife, MARY ELIZABETH ELLIOTT, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hand s this 27th day of August 1949.

A. W. Neal

Sophia M Neal.

STATE OF TENNESSEE
Davidson County

Personally appeared before me Louise Lowell, a Notary Public in and for said County and State, the within named A. W. NEAL and wife, SOPHIA M. NEAL,

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 30 day of August, 1949

Commission expires July 11-1952

Louise Lowell
Notary Public

LOUISE LOWELL NOTARY PUBLIC DAVIDSON COUNTY, TENN.

G 75