1756

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, receipt of which is hereby acknowledged, and for other good and valuable considerations, accepted as cash, the

ROYAL OAKS LAND COMPANY, a Tennessee corporation,

has have bargained and sold, and by these presents do transfer and convey unto the said Nate A. Bastian and wife, Mary Haynie Bastian, as tenants by entirety, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being the southerly part of Lot No. 107 and the northerly part of Lot No. 108, 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 described as follows: Beginning at a point in the easterly margin of Lynwood Boulevard, 150 feet more or less south of the south margin of Hobbs Road, being the southwest corner of the property conveyed to David K. Wilson by deed of record in Book 1361, page 381, said Register's Office; thence along Wilson's south line, easterly 276 feet more or less to a point in the rear line of Lot No. 107, which is 148 feet more or less south of Hoobs Road, being Wilson's southeast corner; thence southerly 142.37 feet more or less to a point; thence westerly 251 feet more or less to the easterly margin of Lynwood Boulevard; thence with the margin of same Northerly 140 feet to the point of beginning.

Being part of the property conveyed to Royal Oaks Land Company by deed from S. Lieberman, et al, Trustees, of record in Book 467, page 610, said Register's Office.

This property conveyed subject to the restrictions attached hereto.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Nate A. Bastian and wife, Mary Haynie Bastian, as tenants by entirety, their heirs and assigns, forever.

And we do covenant with the said Nate A. Bastian and wife, Mary Haynie Bastian 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 which are prorated and assumed by the Grantee herein.

And the Royal Oaks Land Company, a Tennessee corporation, does further covenant and bind itself, its assigns and representatives, to warrant and forever defend the title to the said land to the said Nate A. Bastian and wife, Mary Haynie Bastian, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 12th day of September, 1949.

Attest: ROYAL OAKS LAND COMPANY

By: Rose B Martin Sect. By: Stanley L Rich Pres.
Rose B. Martin Stanley L. Rich

STATE OF TENNESSEE
Davidson County

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor, with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____, 194__

Commission expires _____ Notary Public

477