1757

WARRANTY DEED Form 1001 **Published by Tennessee Title Company**

For and in consideration of the sum of $ 2400.00

Twenty-Four Hundred & 00/100 - **DOLLARS**

Cash in hand paid by Warren W. Taylor and wife, Lenore W. Taylor, to the Royal Oaks Land Company, a Corporation, the receipt of which is hereby acknowledged.

Royal Oaks Land Company, a Tennessee corporation, duly organized and existing under the laws of the State of Tennessee has ~~have~~ **bargained and sold, and by these presents do transfer and convey unto the said** Warren W. Taylor and wife, Lenore W. Taylor, 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, being Lot No. 80 and the northerly 20 feet of Lot No. 82-A, and the southerly 20 feet of Fourth Street, as abandoned and closed, and as shown on the Map of a Re-subdivision of Parts of Royal Oaks Subdivision, as of record in Book 874, pages 4 and 5, Register's Office for said County, Said lot, part of lot, and part of abandoned street, adjoin and front together 240 feet on the easterly side of West View Avenue and run back between parallel lines, along the southerly margin of a 10-foot walkway which is shown on the plan of record in Book 1424, page 89, said Register's Office, 210 feet to a dead line. Being property conveyed to Royal Oaks Land Company by two deeds, one from S. Lieberman, et al, Trustees, of record in Book 467, page 610, and the other from Stanley Rich, et al, of record in Book 1725, page 2, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Warren W. Taylor and wife, Lenore W. Taylor, their **heirs and assigns, forever.**

And we **do covenant with the said** Warren W. Taylor and wife **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 have been prorated and assumed by the buyer.

And Royal Oaks Land Company, a Corporation, does **do further covenant and bind** itself, its **heirs and representatives, to warrant and forever defend the title to the said land to the said** Warren W. Taylor and wife, Lenore W. Taylor **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hand** this 15 **day of** September, 1949.

Rose B Martin-Vice

R. M. Fuhrman
V. Pres.

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

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