K 1757

WARRANTY DEED Form 1001 Published by Tennessee Title Company

For and in consideration of the sum of $ 21,000.00 - - - - - - - - - - - - - - - - -

Twenty one thousand and no/100 - - - - - - - - - - - - - - - - - - - - - - DOLLARS

cash in hand paid by Hank Williams and wife Audrey Williams, the receipt of which is hereby acknowledged, we, W. Raymond Denney and wife, Katharine White Denney,

have bargained and sold, and by these presents do transfer and convey unto the said Hank Williams and wife Audrey Williams, 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.3 on the map of the Franklin Road Estates, as of record in book 1130, page 58, Register's Office for said County, described as follows: Beginning on the easterly margin of the Franklin Highway at the northwest corner of lot No.4 conveyed to Melvin L. Putman and wife by deed from E.E. Hosse and wife, of record in book 1247, page 681, said Register's Office; thence with the line between said lots Nos.3 and 4 eastwardly 671 feet to the westerly line of lot No.7; thence with the westerly line of said lot No.7 northwardly 200 feet to the southerly margin of a 50 foot drive; thence with the southerly margin of said Drive westwardly 651.4 feet to the beginning of a curve; thence around said curve with a radius of 20 feet in a southwesterly direction 29.5 feet to the easterly margin of the Franklin Highway; thence with the same southwardly 200.8 feet to the beginning, containing 3.036 acres, more or less, including but excluding therefrom a triangular strip out of the northwest of said property, used for roadway purposes.

Being the same property conveyed to W. Raymond Denney by deed from E.E. Hosse and wife, of record in book 1339, page 543, said Register's Office.

This conveyance is made subject to easement for public utilities and building set-back line as shown on plan of record in book 1130, page 58, Registers Office for Davidson County, Tenn., and also subject to certain restrictive covenants contained in an instrument executed by E E Hosse of record in book 1333, page 113, Registers Office for Davidson County, Tenn.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Hank Williams and wife Audrey Williams, their heirs and assigns, forever.

And we do covenant with the said Hank Williams and wife Audrey Williams 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 grantees herein.

And we, W. Raymond Denney and wife, Katherine White Denney do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Hank Williams and wife, Audrey Williams their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 3rd day of September, 1949.

W Raymond Denney

Katherine White Denney

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Lela Richardson, a Notary Public in and for said County and State, the within named W. Raymond Denney and wife, Katherine White

the bargainor, 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 6th day of September, 1949.

NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE

Commission expires April 8, 1952

Lela Richardson
Notary Public

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