K 1783

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 AND OTHER VALUABLE CONSIDERATIONS, RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED.

I, JAMES H. CHERRY, UNMARRIED

have bargained and sold, and by these presents do transfer and convey unto the said TRACY A. FREEMAN AND WIFE, AGNES S. FREEMAN

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 THE WESTERLY PART OF LOT NO. 8 AND THE EASTERLY PART OF LOT NO. 7 OF BLOCK "A" ON THE MAP OF TIM H. MOORE'S SUBDIVISION OF LOTS NOS. 2, 3 AND PARTS OF LOTS NOS. 4 AND 5 IN A. W. JOHNSON AND G. P. SMITH'S SUBDIVISION, AS OF RECORD IN BOOK 332, PAGE 107, REGISTER'S OFFICE FOR SAID COUNTY, BEING LOT NO. 2 ON THE UNRECORDED PLAN OF J. H. CHERRY'S SUBDIVISION OF LOTS NOS. 6, 7 AND 8 OF BLOCK "A" IN TIM H. MOORE'S SUBDIVISION, DESCRIBED ACCORDING TO A SURVEY MADE BY LEWIS D. JUSTICE, SURVEYOR, SEPTEMBER 20, 1949, AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY MARGIN OF MCKENNIE AVENUE 110 FEET EASTERLY FROM THE SOUTHEAST CORNER OF MCKENNIE AVENUE AND LAURENT AVENUE; THENCE WITH THE SOUTHERLY MARGIN OF SAID MCKENNIE AVENUE, EASTWARDLY 55 FEET TO A POINT; THENCE SOUTHWARDLY 194.7 FEET TO A POINT ON THE NORTHERLY MARGIN OF A 12-FOOT ALLEY; THENCE WITH THE NORTHERLY MARGIN OF SAID 12-FOOT ALLEY, WESTWARDLY 38.7 FEET TO A POINT; THENCE NORTHWARDLY 54.9 FEET TO A POINT; THENCE WESTWARDLY 16.3 FEET TO A POINT; THENCE NORTHWARDLY 139.8 FEET TO THE BEGINNING.

BEING PART OF THE PROPERTY CONVEYED TO JAMES H. CHERRY BY DEED FROM R. E. GRAVES AND WIFE, OF RECORD IN BOOK 1716, PAGE 629, SAID REGISTER'S OFFICE.

RESTRICTIVE COVENANTS CONTAINED IN DEED FROM NASHVILLE TRUST COMPANY TO N. G. MADDUX, OF RECORD IN BOOK 1036, PAGE 308, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND ALSO EASEMENT FOR SEWER ACROSS SAID PREMISES.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said TRACY A. FREEMAN AND WIFE, AGNES S. FREEMAN

THEIR heirs and assigns, forever.

And I do covenant with the said TRACY A. FREEMAN AND WIFE, AGNES S. FREEMAN 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.

And I, JAMES H. CHERRY, UNMARRIED do further covenant and bind MYSELF, MY heirs and representatives, to warrant and forever defend the title to the said land to the said TRACY A. FREEMAN AND WIFE, AGNES S. FREEMAN

THEIR heirs and assigns against the lawful claims of all persons, whomsoever.

Witness MY hand this 23 day of DECEMBER, 19 49.

James H. Cherry

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Lucius D. Sims a Notary Public in and for said County and State, the within named JAMES H. CHERRY, UNMARRIED

the bargainor, with whom I am personally acquainted, and who acknowledged that HE executed the within instrument for the purposes therein contained. Witness my hand and official seal at NASHVILLE, Tennessee, this 23 day of DECEMBER 19 49.

Commission expires Oct. 8, 1951

Lucius D. Sims
Notary Public

G 73