K 1786

WARRANTY DEED Form 1061 Published by Tennessee Title Company

For and in consideration of the sum of $ 600.00 - - - - -

Six-Hundred & NO/100 - - - - DOLLARS

cash in hand paid to us by Herman L. Scott and wife, Pannie Marie Scott, the receipt of which is hereby acknowledged, we, R. C. Nixon and wife, Dean Nixon

have bargained and sold, and by these presents do transfer and convey unto the said Herman L. Scott and wife, Pannie Marie Scott, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

The southerly 50 feet of the northerly 60 feet in Lot No. 25 in the Life & Casualty Subdivision of the Dabbs and Elliott property at Old Hickory, Tennessee, as recorded in Book 843, page 56, R.O.D.C., Tenn.
Said southerly 50 feet of the northerly 60 feet of Lot No. 25 begins at a point in the easterly margin of 32nd Street, which point is 182 feet north of the northwest corner of the property heretofore conveyed to Tom Hartley by deed from J. E. Clay and wife, Myrtle Clay of record in Book ____, page ____, R. O. D. C., Tenn.; thence, in a northerly direction along the easterly margin of 32nd Street a distance of 50 feet to a point; thence, in an easterly direction and parallel with the southerly margin of Pitts Avenue a distance of 179 feet to a point; thence, in a southerly direction 50 feet parallel with the easterly margin of 32nd Street to a point; thence, in a westerly direction a distance of 179 feet to the point of beginning.
Being part of the same property conveyed to R. C. Nixon and wife, Dean Nixon, from J. E. Clay of record in Book ____, page ____, R.O.D.C., Tenn., and a part of the same property conveyed to J. E. Clay by deed of Life & Casualty Insurance Company of Tennessee of record in Book 965, page 145, R.O.D.C., 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 Herman L. Scott and wife, Pannie Marie Scott, their heirs and assigns, forever.

And we do covenant with the said Herman L. Scott and wife, Pannie Marie Scott 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.

And we, R. C. Nixon and wife, Dean Nixon do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Herman L. Scott and wife, Pannie Marie Scott, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 14 day of October, 1948.

R. C. Nixon

Dean Nixon

STATE OF TENNESSEE
Davidson County

Personally appeared before me, W. T. Cooley, a Notary Public in and for said County and State, the within named R. C. Nixon and wife, Dean Nixon

the bargainors, 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 Old Hickory, Tennessee, this 14 day of October, 1948.

Commission expires July 12 19-52

W. T. Cooley
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY TENN. My Commission Expires

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