1787

WARRANTY DEED Form 1001 Published by Tennessee Title Company

For and in consideration of the sum of $ ($5400.00)

- - - - - - - - - - Five Thousand Four Hundred & No/100 - - - - - - - - - - - - DOLLARS

cash in hand paid by Freddie Northern and wife, Cora W. Northern, the receipt of which is hereby acknowledged,

we, Arch Bishop, Jr., and R. K. Smith,

have bargained and sold, and by these presents do transfer and convey unto the said Freddie Northern and wife, Cora W. Northern, 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 part of Lot No. 1 on the Map of Sarah Hart Homestead Tract, not of record, but shown on a plan of record in Book 57, page 151, Register's Office for said County, and being a part of a lot shown on a survey of part of said Lot No. 1, made by S. M. McMurray, of record in Book 421, page 8, said Register's Office, and being further Lot No. 9 on an unregistered copy of a subdivision of said Lot No. 1, made by T. R. Sanford, September 27, 1949, as follows:
Beginning at the southerly margin of Arrington Street or Avenue at the common corner of Lot Nos. 8 and 9, shown on said survey; thence southerly along the line between said lots, 120 feet; thence easterly parallel to Arrington Street or Avenue, 43 feet to the corner of Lots Nos. 9 and 10; thence northerly with the line between said lots, 120 feet to the southerly margin of Arrington Street or Avenue; thence westerly along Arrington Street or Avenue, 43 feet to the beginning.
Being part of the property conveyed to Arch Bishop, Jr., and R. K. Smith, by deed from E. L. Radabaugh and wife, of record in Book 1762, page 5, said Register's Office.
It is understood and agreed that the above mentioned lot constitutes a part of the land that was subdivided by Arch Bishop, Jr., and R. K. Smith, and that there is a sewer line running through Lots 6 to 10, inclusive, which is for the joint use and benefit of Lots 5 to 11, inclusive, which said sewer line lies in the rear of the improvements facing on Arrington Street or Avenue, and this conveyance is made subject to an easement across said property for the use and benefit of other property owners in connection with said sewer line, together with easement for the right of ingress and egress thereto, for the purpose of maintaining and operating said sewer line.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Freddie Northern and wife, Cora W. Northern, their heirs and assigns, forever.

And we do covenant with the said Freddie Northern and wife, Cora W. Northern, 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.
All taxes for the year 1949 paid. Taxes for 1950 to be assumed by grantees herein.
And we, Arch Bishop, Jr., and R. K. Smith, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Freddie Northern and wife, Cora W. Northern, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 31 day of January, 1950

Arch Bishop Jr
R. K. Smith

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Mrs. T. L. Ahearn, a Notary Public in and for said County and State, the within named Arch Bishop, Jr., and R. K. Smith, 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 31st day of January, 1950

Mrs. T. L. Ahearn
Notary Public

Commission expires April 8th, 1952

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