K 1808

7.90

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 by James Phillip Kilian and wife, Irma Jean Kilian, the receipt of which is hereby acknowledged,

We, Garnett Lofton Jenkins and wife, Sallie Lorene Jenkins

have bargained and sold, and by these presents do transfer and convey unto the said James Phillip Kilian and wife, Irma Jean Kilian 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. F, on the unrecorded Map of a resubdivision of Lot No. 9, Section 2, Life & Casualty Insurance Company's Property at Old Hickory, Tennessee, which latter Plan is of record in Book 843, page 56, Register's Office for said County, described according to a copy of a survey thereof made October 9, 1940, by Cantrell & Greek, Surveyors, as follows:
Beginning at a point in the center line of a 50-foot unnamed Avenue running along the west line of the lot in question, which point is the common corner of Lots Nos. 8 and 9, of Section 2, above mentioned, and which corner is 275 feet south of the center line of Pitts Avenue, and being the common corner of Lots F and G; thence with the center line of said unnamed street; south 6° 27' west 100 feet; thence easterly parallel to the center line of Pitts Avenue 246.5 feet to a point; thence north 6° 13' east 100 feet to a point, the common corner of Lots F and H; thence with the north line of Lot F and the south line of Lots H and G, westerly 246.1 feet to the point of beginning.
Being the same property conveyed to Garnett Lofton Jenkins and wife, Sallie Lorene Jenkins, by deed from Wesley S. Combs and wife, of record in Book 1583, page 131, said Register's Office.

This conveyance is made subject to easement for telephone lines granted Southern Bell Telephone & Telegraph Co., as set our in Book 924, page 121, said Register's Office. Restrictions in Book 1139, page 287, which restrictions were recorded prior to February 15, 1950, copy attached.
Easement for roadway 25' wide along the west line of the premises in question, as set out in Book 1212, page 8, 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 James Phillips Kilian and wife, Irma Jean Kilian their heirs and assigns, forever.

And we do covenant with the said James Phillips Kilian and wife, Irma Jean Kilian 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 1950 taxes and subsequent years which the grantees assume

And we, Garnett Lofton Jenkins and wife, Sallie Lorene Jenkins do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said James Phillips Kilian and wife, Irma Jean Kilian their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 28th day of February, 1950.

Garnett Lofton Jenkins

Sallie Lorene Jenkins

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Nola Vandergriff, a Notary Public in and for said County, and State, the within named Garnett Lofton Jenkins and wife, Sallie Lorene Jenkins

the bargainor s 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, Davidson County, Tennessee, this 28th day of February, 1950.

NOLA VANDERGRIFF NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires JAN. 16, 1954

Notary Public

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