WARRANTY DEED Form 1001 **Published by Tennessee Title Company**

For and in consideration of the sum of $1.00 -

- - - - - - - - - - - - - - - ONE AND NO/100 - - - - - - - - - - - - - - **DOLLARS**

cash in hand paid by Lewis H. Morrell and wife, Alberta S. Morrell, and other good and valuable considerations, the receipt of which is hereby acknowledged,

Homesites, Inc., a Tennessee corporation, has

bargained and sold, and by these presents does **transfer and convey unto the said** Lewis H. Morrell and wife, Alberta S. Morrell,

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. 47 on the Map of Longview Manor, Sections One and Two, as of record in Book 1424, page 127, Register's Office for said County.

Said Lot No. 47 fronts 173.6 feet on the northwesterly side of Pleasant Valley Road as measured around a curve and runs back between lines, 159.3 feet on the northerly line and 93.7 feet on the southwesterly line to a dead line in the rear on which it measures 88 feet.

Being part of the property conveyed to Homesites, Inc., by deed from Commerce Union Bank, Trustee, of record in Book 1760, page 25, said Register's Office.

This conveyance is made subject to restrictions of record in Book 1760, page 25, and in Book 1781, page 520, Register's Office for Davidson County, Tennessee, and to the Plan of record in Book 1424, page 127, showing an Owner's Certificate, a 60-foot set-back line at the north line of the lot in question graduating to a 45-foot set-back line at the southwest corner of the lot from Pleasant Valley Road and a 10-foot easement along the rear of the lot for public utilities.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Lewis H. Morrell and wife, Alberta S. Morrell, their **heirs and assigns, forever.**

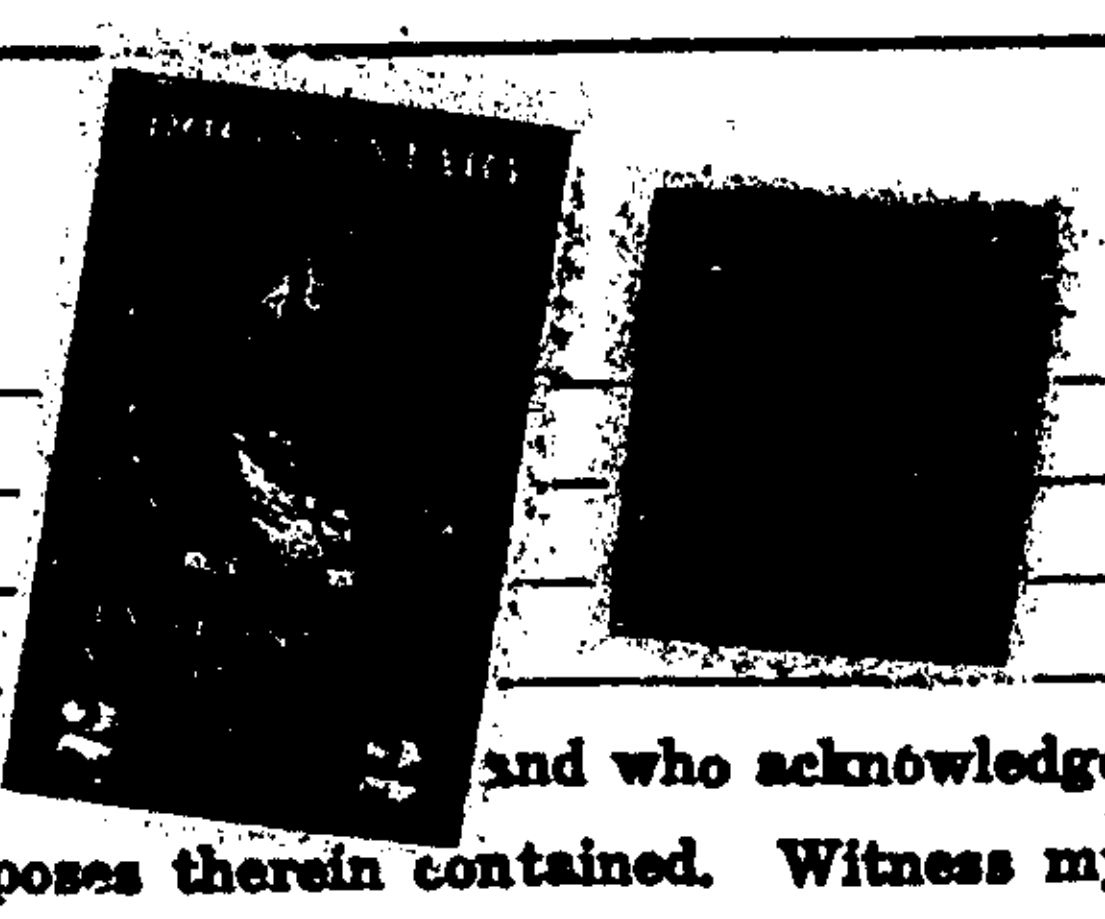
And Homesites, Inc., does **covenant with the said** Lewis H. Morrell and wife, Alberta S. Morrell, **that** it is **lawfully seized and possessed of said land in fee simple;** has **a good right to convey it, and the same is unencumbered,** except taxes for 1950 which are assumed by the Grantees herein.

And Homesites, Inc., does **further covenant and bind** itself, its successors **and representatives, to warrant and forever defend the title to the said land to the said** Lewis H. Morrell and wife, Alberta S. Morrell, their **heirs and assigns against the lawful claims of all persons, whomsoever.**

IN WITNESS WHEREOF, Homesites, Inc., has caused this instrument to be executed by its duly authorized officers on this the 27th day of January, 1950.

ATTEST: HOMESITES, INC.

By: H. Paul Griffin By: Calvin Cockrill
Secretary Vice President



STATE OF TENNESSEE
Davidson County

Personally appeared before me, ____________, **a Notary Public in and for said County and State, the within named** ____________

the bargainor___, **with whom I am personally acquainted, and who acknowledged that** ______ **executed the within instrument for the purposes therein contained. Witness my hand and official seal at** ______, **Tennessee, this**____ **day of** ________, **19**___.

Commission expires____________ **Notary Public**