96393

WARRANTY DEED

FROM

Opha R. Bixler

TO

Felix A. Maggart, et ux

The Guaranty Title Co.

Titles Guaranteed

Abstracts of Titles

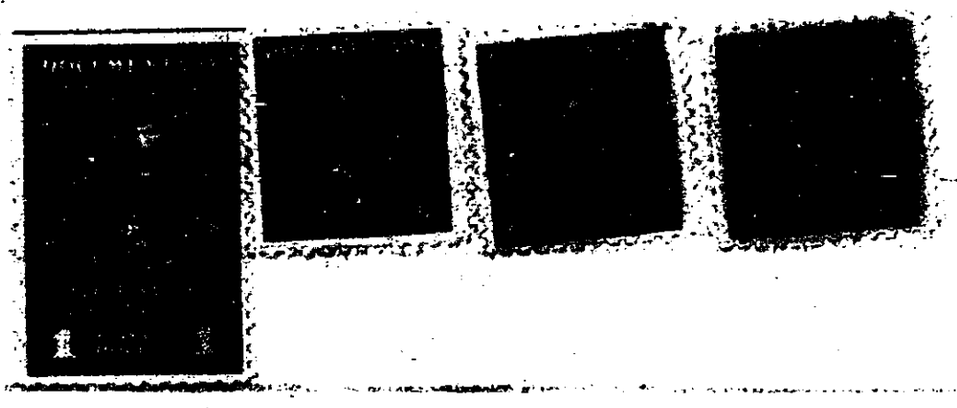
225 Third Ave. North
NASHVILLE, TENN.

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 8 day
of APR A.D. 1950
at 11:20 o'clock A.M.
Noted in Book 73 Page 111
Recorded in Book Page
Recording Fee $1.50
FELIX E. WILSON, Register
By

For and in Consideration of the sum of

One Thousand Five Hundred ($1,500.00) and no/100 - - - - - - - - - - - - - - DOLLARS

cash in hand paid by Felix A. Maggart and wife, Minnie DeRossette Maggart, the receipt of which is hereby acknowledged,



I, Opha R. Bixler,

have bargained and sold, and by these presents do transfer and convey unto the said

Felix A. Maggart and wife, Minnie DeRossette Maggart, their

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in the 11th, formerly the 19th, Civil District of said County, being the westerly part of lot No. 1 of Block "L" on the plan of Woodlawn Estates, as of record in book 843, page 82, Register's Office for said County, also the strip of land adjacent to and south of said lot No. 1, described together according to a survey made by Lewis D. Justice, Surveyor, January 11, 1950, as follows:

Beginning at a stake on the southerly margin of Duling Avenue, at the northeast corner of lot No. 2 on said plan; thence with the southerly margin of said Duling Avenue, south 86° 44' east 110 feet to a stake; thence south 4° 15' west 489.3 feet to a stake on the northerly margin of the proposed Burrwood Avenue; thence with the northerly margin of said Burrwood Avenue, south 80° 57' west 110 feet to the southeast corner of lot No. 6 on said plan; thence with the eastern boundary line of lots Nos. 2, 3, 4, 5 and 6 on said plan, north 3° 55' east 512.7 feet to the beginning.

Being part of the property conveyed to Opha R. Bixler by two deeds, one from B. F. Bixler and wife, of record in book 882, page 50, and the other from Albert Duling, Trustee, of record in book 1019, page 172, said Register's Office.

This conveyance is made subject to restrictive covenants contained in deed from Albert Duling, Trustee, to Opha R. Bixler, dated October 16, 1936, of record in book 1019, page 172, Register's Office for Davidson County, Tennessee, which applies to part of lot No. 1 of Block "L" on the plan of Woodlawn Estates.