1846

WARRANTY DEED Form 1001 Published by Tennessee Title Company

For and in consideration of the sum of $ $10.00

TEN & NO/100 DOLLARS

cash in hand paid and other valuable considerations, the receipt of which is hereby acknowledged, and subject to the unpaid principal balance of two notes secured as follows: deeds of trust executed by George E. Austin and wife, to H. H. Mayberry, Jr. to secure Phoenix Mutual Life Insurance Company, one note dated August 4, 1947 for $5500.00 of record in book 1519, page 516 and one note dated August 4, 1947 for $600.00 of record in book 1519, page 503, we George E. Austin and wife, Amy Janette Austin

have bargained and sold, and by these presents do transfer and convey unto the said Ruby Ethel J. Young for her sole and separate use, free from the debt and contract of her present or any future husband, with full power vested in her to sell, mortgage, or otherwise convey as if she were a feme sole

her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit: being Lot No. 2 and the northeasterly part of Lot No. 3 on the Map of An Addition to and Revision of Certain Lots in H. G. McNabb's Subdivision, as of record in Book 1130, page 79, Register's Office for said County, and described as follows:

Beginning at a point in the southeasterly margin of Harlin Drive, the corner of Lots Nos. 1 and 2; thence with the line between said lots, southerly 153.5 feet to a point; thence north 89 deg. 53' west 106.3 feet to the corner of Lots Nos 2 and 3; thence along the easterly line of Lot No. 3, south 1 deg. 14' east 49.06 feet; thence northwesterly 117.9 feet to the margin of Harlin Drive; thence with the margin of the same northeasterly around a curve, passing the corner of Lots Nos. 2 and 3 at 76 feet, a total distance of 241.2 feet to the beginning.

Being the same property conveyed to George E. Austin and wife, Amy Janette Austin, by deed from Hermitage Homes, Incorporated, of record in Book 1512, page 310, said Register's Office.

Subject to easement for gas main of record in Book 1452, page 405, said Register's Office, restrictions in Book 1333, page 387, which were recorded prior to Feb. 15, 1950, the plan of record in Book 1130, page 79, showing a 30-foot set-back line from Harlin Drive 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 Ruby Ethel J. Young her heirs and assigns, forever.

And we do covenant with the said Ruby Ethel J. Young 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 as set out herein and taxes for 1950 which have been prorated.

And we, George E. Austin and wife, Amy Janette Austin do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Ruby Ethel J. Young her heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 29 day of April, 19 50.

George E Austin

Amy Janette Austin

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Frances T. Sperry, a Notary Public in and for said County and State, the within named George E. Austin and Amy Janette Austin

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, Tennessee, this 29 day of April, 19 50.

Commission expires Oct. 11, 1953

Frances T. Sperry
Notary Public

FRANCES T. SPERRY NOTARY PUBLIC DAVIDSON COUNTY, TENN. SEAL

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