1846

WARRANTY DEED — Form 1061 — Published by Tennessee Title Company

For and in consideration of the sum of $- - - - - - - - - - $10.00- -TEN AND NO/100- DOLLARS

CASH IN HAND PAID AND OTHER VALUABLE CONSIDERATIONS, RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED.

WE, DION C. BLACKBURN AND WIFE, KATHERYNE O. BLACKBURN have bargained and sold, and by these presents do transfer and convey unto the said WILLIAM E. ROCHELLE AND WIFE, MATTIE B. ROCHELLE 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, NEAR NASHVILLE, BEING LOT NO. 22 ON THE MAP OF HAPPY VALLEY SUBDIVISION, NOT OF RECORD, IN THE 11TH CIVIL DISTRICT OF SAID COUNTY, AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHERLY MARGIN OF BOBBY AVENUE, AT THE CORNER OF LOTS NOS. 21 AND 22; THENCE WITH THE LINE BETWEEN SAID LOTS, NORTHERLY 140 FEET TO A POINT, THE CORNER OF LOTS NOS. 2 AND 3; THENCE WITH THE LINE BETWEEN SAID LOT 3 AND LOT 22, EASTERLY 75 FEET TO THE CORNER OF LOTS 4 AND 23; THENCE WITH THE LINE BETWEEN LOTS 22 AND 23, SOUTHERLY 140 FEET TO THE NORTH MARGIN OF BOBBY AVENUE; THENCE WITH THE MARGIN OF THE SAME WESTERLY 75 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO DION C. BLACKBURN AND WIFE, KATHERYNE O. BLACKBURN, BY DEED FROM P. M. CHAFFIN AND WIFE, OF RECORD IN BOOK 1635, PAGE 293, SAID REGISTER'S OFFICE.

THIS CONVEYANCE IS MADE SUBJECT TO ANY AND ALL RESTRICTIVE COVENANTS AND EASEMENTS APPLICABLE TO THE ABOVE DESCRIBED PROPERTY.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said WILLIAM E. ROCHELLE AND WIFE, MATTIE B. ROCHELLE THEIR heirs and assigns, forever.

And WE do covenant with the said WILLIAM E. ROCHELLE AND WIFE, MATTIE B. ROCHELLE 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.

And WE, DION C. BLACKBURN AND WIFE, KATHERYNE O. BLACKBURN do further covenant and bind OURSELVES, OUR heirs and representatives, to warrant and forever defend the title to the said land to the said WILLIAM E. ROCHELLE AND WIFE, MATTIE B. ROCHELLE THEIR heirs and assigns against the lawful claims of all persons, whomsoever.

Witness OUR hand S this 10 day of MAY, 19 50

Dion C. Blackburn

Katheryne O. Blackburn

STATE OF TENNESSEE
Davidson County

Personally appeared before me, L. B. Kavanaugh, a Notary Public in and for said County and State, the within named DION C. BLACKBURN AND WIFE, KATHERYNE O. BLACKBURN

the bargainorS, 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 10 day of MAY, 19 50

Commission expires April 14, 1951

L. B. Kavanaugh
Notary Public

611