K 1855

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, receipt of which is hereby acknowledged, Oak Hill Land Company, a Tennessee Corporation with its principal office and place of business in Nashville, Tennessee, has

have bargained and sold, and by these presents do transfer and convey unto the said Ben A. Muse and wife Lucia S. Muse 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. 79 on the unrecorded Map known as Oakhill Valley Subdivision, and described according to a preliminary survey made by S. E. Davis, Surveyor, March 22, 1950, as follows:

Beginning at a point in the south margin of Van Leer Drive at the corner of Lots Nos. 78 and 79; thence with the line between said lots, southerly to a point in the north line of Lot Nos. 57; thence with the line between Lots Nos. 57 and 79 easterly 43 feet to a point at the corner of Lot No. 56; thence with the line between Lots Nos. 56 and 79, easterly 126.34 feet to the corner of Lots Nos. 79 and 80; thence with the line between said lots, northerly to a point in the south margin of Van Leer Drive; thence with the margin of the same, westerly 160 feet to point of beginning.

Being part of the property conveyed to Oak Hill Land Company by deed from John H. Cheek and wife, of record in Book 1780, page 169, Register's Office for said County.

Subject to restrictions contained in the following instruments: in Book 931, page 53, and in Book 1788, page 186, both of which were recorded prior to February 15, 1950, as amended in Book 1809, page 539 and such state of facts as the plan will show when recorded as to set-back lines, utility easements, etc.

Seller agrees to furnish water tap for $100.00

Plans and specifications must be submitted on any residente to be erected on this lot to the grantor or agent for approval.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Ben A. Muse and wife Lucia S. Muse their heirs and assigns, forever.

Oak Hill Land Company, a corporation does And / do covenant with the said Ben A. Muse and wife Lucia S. Muse that it is lawfully seized and possessed of said land in fee simple; have a good right to convey it. and the same is unencumbered. 1950 taxes will be paid by Oak Hill Land Company

And Oak Hill Land Company, a corporation does further covenant and bind itself, its successors ~~and~~ and representatives, to warrant and forever defend the title to the said land to the said Ben A. Muse and wife Lucia S. Muse their heirs and assigns against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, OAK HILL LAND COMPANY, a corporation, has caused this instrument ~~Witness ... hand ... this ... day of ... 19xxxxxxxxxxxx~~ to be executed by its duly authorized officers this the 7th day of July 1950

OAK HILL LAND COMPANY

Attest: Sam F. Coleman Secretary-Treasurer — John W. Muse 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

G 221