K 1875

WARRANTY DEED Form 1001 Published by Tennessee Title Company

For and in consideration of the sum of $10,850.00

Ten thousand, eight hundred fifty and no/100- - - - - - - - - - - - - - - -DOLLARS of which $2,770.70 has been paid in cash, by William B. Pewett and wife, Nancy S. Pewett, the receipt of which payment is hereby acknowledged and for the remainder, $8,079.30 the said William B. Pewett and wife, Nancy S. Pewett have assumed and agree to pay a balance of a first mortgage loan to the First Federal Savings and Loan Association secured by a Deed of Trust to Louis R. Linx, Trustee of record in book 1475, page 388, in the Register's Office for Davidson County, Tennessee, I, Robert W. Edwards

have bargained and sold, and by these presents do transfer and convey unto the said William B. Pewett and wife, Nancy S. Pewett, 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. 2 of Block "F" on the Map of Woodmont Lane Homesites of record in Book 1130, Page 13, Register's Office for said County, as follows:

Beginnirg at a point in the east margin of Auburn Lane, the common corner of Lots Nos. 2 and 3, Blk. F; thence with the margin of said Lane southerly 90 feet to a concrete monument set at the beginning of a curve; thence around said curve in a southeasterly direction, 33.7 feet to another concrete monument set in the north margin of Tulane Court; thence with the margin of Tulane Court easterly 99.6 feet to another concrete monument; thence continuing with the margin of said Court, around a slight curve, northeasterly 66.2 feet to a point, the south corner of Lot No. 1, Blk. F; thence with the line between Lots Nos. 1 and 2, northwesterly 97 feet to the common corner of Lots Nos. 1, 2, and 3; thence with the line between said lots 2 and 3, westerly 145.2 feet to the easterly margin of Auburn Lane, the point of beginning.

Being the same property conveyed to Robert W. Edwards and wife, Clara Mai Edwards, by deed ffom J. Harry Sealy and wife, of record in Book 1756, page 539, said Register's Office, Clara Mai Edwards having died intestate in Davidson County, Tennessee in January, 1950, title to the within described property is now vested in Robert W. Edwards who is now unmarried.

Subject to a water contract of record in book 1071, page 420, restrictions in book 1049, page 546, and in book 1153, page 230, and set back line in plan book 1130, page 13, all in the Register's Office for said County.

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 B. Pewett and wife, Nancy S. Pewett, their heirs and assigns, forever.

And I do covenant with the said William B. Pewett and wife, Nancy S. Pewett that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it. and the same is unencumbered, except as herein recited and taxes for 1950 which have been pro rated and the purchasers will pay when due.

And I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said William B. Pewett and wife, Nancy S. Pewett, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 28 day of July, 19 50.

Robert W Edwards

STATE OF TENNESSEE
Davidson County

Personally appeared before me, T.W.WRENNE, a Notary Public in and for said County and State, the within named Robert W. Edwards, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 28 day of July, 1950.

Commission Expires OCT 17 1951

T W Wrenne
Notary Public

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