1876

WARRANTY DEED

For and in consideration of the sum of $10.00

- - - - Ten and No/100 - - - - - - - - - - - - - - DOLLARS

cash in hand paid by Rendigs Fels and wife, Beatrice B. Fels, and other valuable and sufficient considerations, receipt of all of which is hereby acknowledged.

R. S. Doggett and wife, Annie Kate Doggett

We/ have bargained and sold, and by these presents do transfer and convey unto the said Rendigs Fels and wife, Beatrice B. Fels, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being lots Nos. 50 and 51 on the Revised Plat of the New Golf Club Subdivision, as of record in book 421, page 185, Register's Office for said County.

Said lots Nos. 50 and 51 front together 192 feet on the westerly side of Highland Avenue and run back 250 feet on the southerly line and 265 feet on the northerly line, with the southerly margin of Forsythe Place, to a dead line, measuring 284 feet thereon.

Being the same property conveyed to R. S. Doggett and wife, Annie Kate Doggett, by two deeds, one from R. D. Stanford and wife, of record in book 1041, page 275, and the other from Nashville Trust Company, Administrator, of record in book 1237, page 454, said Register's Office.

This conveyance is made subject to restrictive covenants contained in deed from Thos. J. Tyne, et al, to John D. Hutton, et al, dated August 1, 1924, filed September 4, 1924, and recorded in book 653, page 112, RODC, Tennessee. (This applies to lot No. 50)

Restrictive covenants contained in deed from Belle Meade Hillsboro Land Co. to R. D. Stanford dated September 5, 1928, filed September 5, 1928, and recorded in book 734, page 564, RODC, Tennessee. (This applies to lot No. 50)

Restrictive covenants contained in deed from Nashville Trust Company, Administrator, to R. S. Doggett and wife, dated February 11, 1943, filed February 17, 1943, and recorded in book 1237, page 454, Register's Office for Davidson County, Tenn.(This applies to Lot No.51)

Restrictions, conditions, limitations and zoning regulations affecting the premises established by the City of Belle Meade.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Rendigs Fels and wife, Beatrice B. Fels, their heirs and assigns, forever.

And we do convenant with the said Rendigs Fels and wife, Beatrice B. Fels, 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 1950 taxes which the grantees assume and agree to pay, same having been pro rated as of August 15, 1950

And we, R. S. Doggett and wife, Annie Kate Doggett do further convenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Rendigs Fels and wife, Beatrice B. Fels their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 27th day of July, 1950.

R. S. Doggett

Annie Kate Doggett

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Julia E. Harris, a Notary Public in and for said County and State, the within named R. S. Doggett and wife, Annie Kate Doggett 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 office, this 31st day of July, 1950.

Commission expires Jan. 12, 1953

Julia E. Harris
Notary Public

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