K 1876

506

14863

WARRANTY DEED Form 1001 Published by Tennessee Title Company

For and in consideration of the sum of $ 10.00

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

cash in hand paid by Newton W. Gaddes and wife, Ila Gaddes, and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

we, L. N. Stevens and J. W. O'Brien

have bargained and sold, and by these presents do transfer and convey unto the said Newton W. Gaddes and wife, Ila Gaddes

their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in the 8th, formerly the 12th, Civil District of Davidson County, Tennessee, being the northwesterly part of lot No. 1 on the map of John D. Brown's Subdivision of 40.17 acres, more or less, described according to a survey made by James A. Hamilton, Jr., Surveyor, July 25, 1950, as follows:

Beginning in the center of Old Hickory Boulevard, 150 feet north of the northeast corner of the property conveyed to D. W. Gaddis and wife by deed from Alfred O'Brien and wife, of record in book 1631, page 105, Register's Office for said County; thence with the center of said Boulevard, north 7 deg. 55' west 170 feet to the intersection of the center line of said Old Hickory Boulevard and Charlotte Pike; thence with the center of the Charlotte Pike, north 46 deg. 35' east 123.42 feet to a point 90.58 feet southwesterly from the northwest corner of lot No. 2; thence south 17 deg. 53' east 247.13 feet to a point 150 feet north of said D. W. Gaddis' northern boundary line; thence south 83 deg. 02' west 143 feet to the beginning.

Being part of the property conveyed to L. N. Stevens and J. W. O'Brien by deed from Alfred O'Brien and wife, of record in book 1780, page 561, said Register's Office.

This conveyance is made subject to easements of record in book 787, page 3, easement for right-of-way of the Charlotte Pike, and easement for borrow pit shown on survey made by James A. Hamilton, Jr., Surveyor, July 25, 1950, and restrictive covenants of record in book 1539, page 283, said Register's Office.
Property herein conveyed is hereby restricted against commercial use until October 1, 1972.

Taxes for 1950 have been pro rated and assumed by grantees.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Newton W. Gaddes and wife, Ila Gaddes their heirs and assigns, forever.

And we do covenant with the said Newton W. Gaddes and wife, Ila Gaddes 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, L. N. Stevens and J. W. O'Brien do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Newton W. Gaddes and wife, Ila Gaddes their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 4th day of August, 19 50.

L. N. Stevens

J. W. O'Brien

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Rae V Glenn, a Notary Public in and for said County and State, the within named L. N. Stevens and J. W. O'Brien

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 4th day of August, 19 50.

Commission expires April 10, 1954

Rae V Glenn
Notary Public

G 555