K 1880

14,500

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 Clarence E. Feldkircher and wife, Claire N. Feldkircher, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, we, J. R. Webster and wife, May Lockhart Webster

have bargained and sold, and by these presents do transfer and convey unto the said Clarence E. Feldkircher and wife, Claire N. Feldkircher 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. 13 on the Plan of Oakland Acres Subdivision, Part 1, as of record in book 1424, page 53, Register's Office for said County, described as follows:

Beginning on the southerly margin of Due West Avenue, at the corner of lots Nos. 13 and 14; thence with said Avenue, westwardly 149.7 feet to the beginning of a curve; thence around said curve, with a radius of 25 feet, southwestwardly 38.8 feet to the easterly margin of an unnamed street; thence with said street, southwardly 182.1 feet; thence south 77 deg. 12' east 183.1 feet to the corner of said lots Nos. 13 and 14; thence with the line between said lots, northwardly 244.6 feet to the beginning.

Being the same property conveyed to J. R. Webster and wife, May Lockhart Webster, by deed from Ray E. Garrett and wife, of record in book 1711, page 423, said Register's Office.

This conveyance is made subject to the unpaid principal balance of a note executed by J. R. Webster and wife dated March 17, 1949 to Commerce Union Bank, and secured by a deed of trust to Chas. F. Lovell, Trustee, of record in book 1699, page 65, said Register's Office.

This conveyance is made subject to restrictions of record in book 1584, page 23, and easements and set back lines of record in book 1424, page 53, said Register's Office.

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 Clarence E. Feldkircher and wife, Claire N. Feldkircher their heirs and assigns, forever.

And we do covenant with the said Clarence E. Feldkircher and wife, Claire N. Feldkircher 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 as herein set out.

And we, J. R. Webster and wife, May Lockhart Webster do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Clarence E. Feldkircher and wife, Claire N. Feldkircher, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 1st day of September, 19 50.

J. R. Webster

May Lockhart Webster

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Ross V. Dunn, a Notary Public in and for said County and State, the within named J. R. Webster and wife, May Lockhart Webster the bargainor 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 1st day of September, 19 50

Commission expires April 10, 1954

Ross V. Dunn
Notary Public

G 91