1882

**WARRANTY DEED**

**For and in consideration of the sum of** SEVEN THOUSAND TWO HUNDRED FIFTY AND NO/100THS. . . . . (7,250.00) **DOLLARS** cash in hand paid by NOLLIE M. GOODWIN and wife, KATHLEEN GOODWIN, the receipt of which is hereby acknowledged,

We, CLARENCE EDWARD BARNES and wife, NELLIE MAE BARNES,

have bargained and sold, and by these presents do transfer and convey unto the said NOLLIE M. GOODWIN and wife, KATHLEEN GOODWIN, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in Davidson County, Tennessee, being Lot No. 41 on the Plan of Pleasant View Subdivision of Mrs. McCombs' Property, as of record in Book 421, page 134, Register's Office for said County.

Said Lot No. 41 fronts 50 feet on the northerly side of East Radnor, formerly Beymer, Street, and runs back between parallel lines 174 feet to an alley.

Being the same property conveyed to Clarence Edward Barnes and wife, Nellie Mae Barnes, by deed from Laura J. Coleman, of record in Book 1097, page 329, said Register's Office.

Above property conveyed subject to restrictive covenants contained in deed from Nashville Trust Company, Executor and Trustee, to L. E. Wolff and wife, dated June 29th, 1935, filed July 12th, 1935, and recorded in Book 975, page 61, Register's Office for Davidson County, Tennessee; and subject to restrictive covenants contained in an instrument executed by A. C. Roth, et al, dated June 20th, 1940, filed June 25th, 1940, and recorded in Book 1118, page 585, Register's Office for said County.

Taxes for the year 1950 to be paid by purchaser, the same having been prorated as of date of deed.

**To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said** NOLLIE M. GOODWIN and wife, KATHLEEN GOODWIN, their heirs and assigns, forever.

**And** we **do covenant with the said** NOLLIE M. GOODWIN and wife, KATHLEEN GOODWIN, 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 hereinbefore set out.

**And** we, CLARENCE EDWARD BARNES and wife, NELLIE MAE BARNES, **do further covenant and bind** ourselves, our heirs and representatives, to warrant and forever **defend the title to the said land to the said** NOLLIE M. GOODWIN and wife, KATHLEEN GOODWIN, their heirs and assigns against the lawful claims of all persons, whomsoever.

**Witness** our hands this fifteenth day of September, 19 50

Clarence Edward Barnes

Nellie Mae Barnes

**STATE OF TENNESSEE**
**Davidson County**

**Personally appeared before me,** WOODSON J. MARTIN, JR., **a Notary Public in and for said County and State, the within named** CLARENCE EDWARD BARNES and wife, NELLIE MAE BARNES,

**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 office, this** 16th day of September, 19 50

**Commission expires** Oct. 17 1953

Woodson J. Martin Jr.
Notary Public

FOSTER & PARKER CO., NASHVILLE

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