1911

Book [illegible] Page [illegible]

WARRANTY DEED | Form 1001 | Published by Tennessee Title Company

For and in consideration of the sum of $ 10.00

Ten and No/100 DOLLARS

Cash and other good and valuable considerations accepted as cash in hand paid by Rich P. Richards and wife, Louise Richards, the receipt of all of which is hereby acknowledged.

We, C. L. Parker and wife, Annie Marie Lathan Parker

have bargained and sold, and by these presents do transfer and convey unto the said Rich P. Richards and wife, Louise Richards - their - heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit: Being Lots 24 and 25 and the easterly 10 feet of Lot 23 on the plat of Capitol View Subdivision, of record in Book 974, pages 52 and 53, R.O.D.C., Tennessee.
Said Lots front together 150.2 feet on the northerly side of Brunswick Drive and run back between lines 193.7 ft. on the easterly side and 193 ft. on the westerly side to a line in the rear, measuring 150 ft. thereon, and are more particularly described as a whole as follows: Beginning at the northwesterly corner of the intersection of Brunswick Drive and Alhambra Circle, thence with the northerly margin of Brunswick Drive 150.2 ft. to a point in the margin of same 10 ft. westerly from the southwesterly corner of Lot 24; thence northwardly, parallel with the westerly line of Lot 24, 193 ft. to a point; thence eastwardly 150 feet to a point in the westerly margin of Alhambra Circle; thence with the margin of Alhambra Circle southwardly 193.7 ft. to the point of beginning.

Lot No. 24 was conveyed to C. L. Parker and wife, Annie Marie Latham Parker, by deed of A. P. Harding and wife, Mildred G. Harding, dated June 26, 1946, of record in Book 1403, page 408, R.O.D.C., Tennessee, and includes a free water tap to be used for lot 24 only and for residential purposes only; lot No. 25 was conveyed to C. L. Parker and wife, Annie Marie Lathan Parker by deed of O. S. Burklin and wife, Lillian Logan Burklin, dated June 17, 1946, of record in Book 1403, page 318, R.O.D.C., Tennessee; and the easterly ten feet of Lot No. 23 was conveyed to C. L. Parker and wife, Marie Parker by deed of J. F. Pardue and wife, Laura Pardue, dated October 19, 1948, of record in Book 1643, page 339, R.O.D.C., Tennessee.

Subject to all easements and restrictions of record affecting said property including the restrictive covenants contained in Book 1108, page 491, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Rich P. Richards and wife, Louise Richards - their - heirs and assigns, forever.

And We do covenant with the said Rich P. Richards and wife, Louise Richards 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, C. L. Parker and wife, Annie Marie Lathan Parker do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Rich P. Richards and wife, Louise Richards - their - heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 17 day of November, 19 50

The said Annie Marie Lathan Parker, Annie Marie Latham Parker and Marie Parker are one and the same person

C. L. Parker

Annie Marie Lathan Parker

71