BK 1942

WARRANTY DEED

For and in consideration of the sum of Fifteen Thousand Eight Hundred Fifty and No/100 - ($15,850.00) - - - - - - - - - - - - - - - - - - **-DOLLARS**

Cash in hand paid by George K. Leonard, Jr. and wife, Ellouise W. Leonard, the receipt of which is hereby acknowledged, we,

CARL B. STOLTZ AND WIFE, FRANCES J. STOLTZ

have **bargained and sold, and by these presents do transfer and convey unto the said** George K. Leonard, Jr. and wife, Ellouise W. Leonard 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 7th Civil District of Davidson County, Tennessee, being part of an unnumbered tract marked "for future development" on the plan of Woodmont Estates, Section No. 2, as of record in book 1130, page 99, Register's Office for said County, being lot No. 44 on the plan showing subdivision of said tract, described according to a survey made by Hal R. Swann, Jr., Surveyor, February 22, 1951, and revised February 27, 1951, as follows:

Beginning on the easterly margin of Hilldale Drive at the corner of lots Nos. 43 and 44; thence with the line between said lots, eastwardly 200 feet to an iron pin; thence southwardly 34.8 feet to an iron pin; thence southwestwardly 87.4 feet to an iron pin, the corner of lots Nos. 44 and 45; thence with the line between said lots, westwardly 166.3 feet to the easterly margin of Hilldale Drive; thence with the easterly margin of said Drive, northwardly 115 feet to the beginning.

Being part of the property conveyed to Carl B. Stoltz and wife, Frances J. Stoltz, by deed from Third National Bank in Nashville, Trustee, of record in book 1855, page 316, 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 George K. Leonard, Jr. and wife, Ellouise W. Leonard their **heirs and assigns, forever.**

And we do covenant with the said George K. Leonard, Jr. and wife, Ellouise W. Leonard 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 1951 taxes which have been prorated and are hereby assumed by the purchasers.

And we, Carl B. Stoltz and wife, Frances J. Stoltz do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said George K. Leonard, Jr. and wife, Ellouise W. Leonard, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 26th day of February, 1951

Carl B. Stoltz

Frances J. Stoltz

STATE OF TENNESSEE
Davidson County

Personally appeared before me, O. G. Jones, a Notary Public in and for said County and State, the within named Carl B. Stoltz and wife, Frances J. Stoltz

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 26th day of February, 1951

Commission Expires July 11, 1951

O. G. Jones, Notary Public

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