K 2036

For and in consideration of the sum of $ 10.00

- - - - - - - - - - - - - - - - TEN AND NO/100 - - - - - - - - - - - - - - - - DOLLARS

cash in hand paid by Charles J. Northington, Jr. and wife, Dorothy Eaton Northington, and for other good and valuable considerations, the receipt of which is hereby acknowledged,

we, H. P. Abbott and wife, Muffie Mai Abbott,

have bargained and sold, and by these presents do transfer and convey unto the said Charles J. Northington, Jr. and wife, Dorothy Eaton Northington, 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. 26 on the Map of Section One, Morningside Heights, as of record in Book 1130, page 76, Register's Office for said County, and described as follows:
Beginning at a point in the east margin of Coreland Drive at the corner of Lots Nos. 26 and 27; thence with the line between said lots easterly 164.2 feet to the west line of Lot No. 25; thence with the line between Lots Nos. 25 and 26, southerly 104.7 feet to the north margin of Berkley Drive; thence with the margin of the same, westerly passing a concrete monument at 71 feet, a total distance of 114.9 feet to the beginning of a curve; thence around said curve, northerly 47.97 feet to the east margin of Coreland Drive; thence with the margin of the same northerly 67.9 feet to the point of beginning.
Being the same property conveyed to H. P. Abbott and wife, Muffie Mai Abbott, by deed from Edward E. Marlin and wife, of record in Book 1906, page 163, said Register's Office.

The above described property is conveyed subject to restrictive covenants of record in Book 1334, page 345, 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 Charles J. Northington, Jr. and wife, Dorothy Eaton Northington, their heirs and assigns, forever.

And we do covenant with the said Charles J. Northington, Jr. and wife, Dorothy Eaton Northington 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, H. P. Abbott and wife, Muffie Mai Abbott do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Charles J. Northington, Jr. and wife, Dorothy Eaton Northington, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 8th day of February, 19 52.

H. P. Abbott

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Evelyn Pate, a Notary Public in and for said County and State, the within named H. P. Abbott and wife, Muffie Mai Abbott

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 12 day of February, 19 52

Commission expired 9/12/55

Evelyn Pate
Notary Public

WARRANTY DEED
G-91666 dh
FROM H. P. ABBOTT ET UX
TO CHARLES J. NORTHINGTON, JR. ET UX

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Zone Office

Deed Tax $ 1.10

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