K 2036

For and in consideration of the sum of $ 10.00

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

cash in hand paid by H. P. Abbott and wife, Nuffie Mae Abbott, and Mary Abbott, and other good and valuable considerations, the receipt of which is hereby acknowledged and the further consideration that the grantees herein assume and agree to pay the remaining unpaid balance of a note dated October 19, 1948, in the original amount of $10,000.00, executed by Charles C. Forehand, Jr. and wife, payable to Commerce Union Bank, with interest at 4% per annum, both principal and interest payable $52.79, and secured by a deed of trust of record in Book 1655, page 385, Register's Office for Davidson County, Tennessee,

we, William H. Fowler and wife, Nora B. Fowler,

have bargained and sold, and by these presents do transfer and convey unto the said H. P. Abbott and wife, Nuffie Mae Abbott, and Mary Abbott, 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. 10 on the Map of Part One, Oakland Acres Subdivision, as of record in Book 1424, page 53, Register's Office for said County.
Said Lot No. 10 fronts 108 feet on the southerly side of Due West Avenue and runs back between lines, 353 feet on the westerly line and 355 feet on the easterly line, to a dead line on which it measures 108 feet.
Being the same property conveyed to William H. Fowler and wife, Nora B. Fowler, by deed from Charles C. Forehand, Jr. and wife, of record in Book 1730, page 578, said Register's Office.

The above described property is conveyed subject to restrictive covenants of record in Book 1584, page 23, Register's Office for said County.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said H. P. Abbott and wife, Nuffie Mae Abbott, and Mary Abbott, their heirs and assigns, forever.

And we do covenant with the said H. P. Abbott and wife, Nuffie Mae Abbott, and Mary Abbott 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 hereinabove set out.
And we, William H. Fowler and wife, Nora B. Fowler

do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said H. P. Abbott and wife, Nuffie Mae Abbott, and Mary Abbott, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 13th day of February, 19 52.

William H. Fowler

Nora B. Fowler

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Lawrence D. Pickard, a Notary Public in and for said County and State, the within named William H. Fowler and wife, Nora B. Fowler

the bargainer, 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 16 day of February, 19 52.

Commission expires May 1, 1954

Lawrence D. Pickard
Notary Public

60483

WARRANTY DEED

G-82018 dh FROM WILLIAM H. FOWLER ET UX

TO H. P. ABBOTT ET UX AND MARY ABBOTT

RETURN TO TENNESSEE TITLE CO

STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record this 18 day of FEB 1952 at 3:14 P.M.
and recorded in Book 2036 page 485
Recording fee $2.00
JAMES F. WILLIAMS, County Clerk
By Mc Kenzie D.C.

TENNESSEE TITLE CO

LAWYERS TITLE CO. OF NASHVILLE

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