K 2041

For and in consideration of the sum of $1,000.00

ONE THOUSAND AND ---------- no/100 DOLLARS

Cash in hand paid to A. G. Green and wife, Virginia Green by Wilbum D. Webster and wife, Maude Webster, the receipt of which is hereby acknowledged. We the said A. G. Green and wife, Virginia Green

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

A parcel of land situated in the 4th Civil District of Davidson County, Tennessee, being lot #14, and a part of lot #13 of the Green Heights Sub-Division, which is of record in Book 1835, page 112 of the Register's office of Davidson County, Tennessee. Said parcel of lot #13 being a strip on the Westerly side of said lot which begins at the Southeasterly corner of lot #14, and running in a Southeasterly direction with the Southerly margin of Lot #13 to a point 30 ft. from said corner of lot #14; thence on a straight line to the Northeasterly corner of lot #14. Said parcel of land included in this conveyance begins at a monument at the Southwesterly corner of lot #14; thence in a Southeasterly direction on a straight line along the rear of lot #14 and continuing for a distance of 116.3 ft. from said monument; thence on a straight line to a point in the Southerly margin of Ray Avenue to a iron pen being the Northeast corner of lot #14; thence in a Northwesterly direction with the said margin of Ray Avenue 54.87 ft. to a monument and continuing with the margin of Ray Avenue, at a slight angle to the left to another monument in said margin; thence bearing to the left with the margin of said street 26.4 ft. to a monument at the Northwest corner of said lot; thence on a straight line 293.8 ft. to the point of beginning, and being a part of the property conveyed to A. G. Green and wife, Virginia Green by Mrs. Betty Hays, by Deed of Record in Book 1977, page 119, Register's office of Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Wilbum D. Webster and wife, Maude Webster their heirs and assigns, forever.

And we do covenant with the said Wilbum D. Webster and wife, Maude Webster 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 a 10 foot easement across the rear of said strip of land reserved as an easement for public utilities, and subject to minimum thirty ft. set back line.

And we, the said A. G. Green and wife, Virginia Green do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Wilbum D. Webster and wife, Maude Webster their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 7th day of February, 1952.

A. G. Green

Virginia Green

STATE OF TENNESSEE
Davidson County

Personally appeared before me, J. E. Galbreath, a Notary Public in and for said County and State, the within named A. G. Green and wife, Virginia Green

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 7th day of February, 1952.

Commission expires 4-19-53

J. E. Galbreath
Notary Public

WARRANTY DEED
FROM 64432
A. G. Green and wife,
Virginia Green
TO
Wilbum D. Webster and wife
Maude Webster.

Attorneys Title Company
Titles Guaranteed
120 Union Street
NASHVILLE, TENN.
Agents For
American Title & Insurance Co.
MIAMI, FLA.

FORM 51

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