K 2086

WARRANTY DEED Form 1001 Published by Tennessee Title Company

For and in consideration of the sum of $400.00) - FOUR HUNDRED AND NO/100 - - - - - - - - - - - DOLLARS

cash in hand paid, the receipt of which is hereby acknowledged;

Royal Oaks Land Company, a Tennessee Corporation, does / ~~has have~~ bargained and sold, and by these presents ~~is~~ transfer and convey unto the said William J. J. Hoge and wife, Lois B. Hoge, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Beginning at a concrete monument at the southeast corner of lot owned by William J. J. Hoge and wife, Lois B. Hoge, of record in book 1371, page 141, of the Register's Office for Davidson County, and running east along the north margin of Trimble Road (40') forty feet to a stake in the edge of said road; thence in a northerly direction (350') three hundred and fifty feet, more or less, to a stake in the east boundary of Lot #219, (100') one hundred feet north of the southwest corner of the said lot, being a part of Royal Oaks Land Co's Subdivision of record in book 421 and pages 151 - 152 of the afore mentioned Register's Office; running thence in a westerly direction (165.6') one hundred sixty-five and six tenths feet to a stake; running thence in a southerly direction (100'3½") one hundred feet three and one half inches to a stake in the south boundary of said lot; running thence east along the south boundary of said lot (172.65') one hundred seventy-two and sixty-five one hundredths feet to a concrete monument in the southeast corner of Lot #219; and running thence south along the east boundary of William J. J. Hoge's and Lois B. Hoge's lot (250' 5") two hundred fifty feet and five inches to the point of the beginning.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said William J. J. Hoge and wife, Lois B. Hoge, their heirs and assigns, forever.

And / does covenant with the said William J. J. Hoge and wife, Lois B. Hoge, that it is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And Royal Oaks Land Company, a Tennessee Corporation, does ~~it~~ further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the said William J. J. Hoge and wife, Lois B. Hoge, their heirs and assigns against the lawful claims of all persons, whomsoever.

~~Witness my hand~~ This 21st day of September, 1949.

ROYAL OAKS LAND COMPANY

Attest: Eva B Martin Secretary-Treasurer

By: P. W. Freeman Vice-President

STATE OF TENNESSEE
Davidson County

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____, the bargainor, with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____, 194__.

Commission expires _____

_____ Notary Public

G 121