K 2093

For and in consideration of the sum of $ 10.00

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

cash in hand paid by the grantees herein, and other good and valuable considerations,

the receipt of which is hereby acknowledged,

we, W. H. Freeman and Noel B. Nokes, doing business as Freeman and Nokes,

have bargained and sold, and by these presents do transfer and convey unto the said TOM B. DeGROAT and wife, ELIZABETH F. DeGROAT, 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. 3 on the Map of Section One, Clover Bottom Subdivision, as of record in Book 1424, page 50, Register's Office for said County.

Said Lot No. 3 fronts 75 feet on the easterly side of Blue Brick Drive and runs back between lines, 188.7 feet on the northerly line and 174 feet on the southerly line to the right-of-way of the Tennessee Central Railroad on which it measures 127.6 feet.

Being part of the property conveyed to W. H. Freeman and Noel B. Nokes, doing business as Freeman and Nokes, by deed from Florence Miller Redelsheimer, unmarried, of record in Book 2030, page 535, said Register's Office.

The above described property is conveyed subject to restrictive covenants of record in Book 1581, page 427, 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 Tom B. DeGroat and wife, Elizabeth F. DeGroat, their heirs and assigns, forever.

And W. H. Freeman and Noel B. Nokes, d/b/a Freeman and Nokes, partners do covenant with the said Tom B. DeGroat and wife, Elizabeth F. DeGroat 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 by 1952 taxes which the grantees herein assume and agree to pay.

And W. H. Freeman and Noel B. Nokes, partners, doing business as Freeman and Nokes do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Tom B. DeGroat and wife, Elizabeth F. DeGroat, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 3rd day of September, 1952.

FREEMAN & NOKES

xxxxxxxxxxxxxxxxxxxxxxxx By: W. H. Freeman, partner and individually

xxxxxxxxxxxxxxxxxxxxxxxx By: Noel B. Nokes, partner and individually

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Ruby Brown, a Notary Public in and for said County and State, the within named W. H. Freeman and Noel B. Nokes, individually and as partners composing the partnership of Freeman and Nokes

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 Davidson, Tennessee, this 5 day of September, 1952

Commission expires 7-11-53

Ruby Brown
Notary Public

77431

WARRANTY DEED

G-85570 dh

FROM

W. H. FREEMAN AND NOEL B. NOKES
D/B/A FREEMAN AND NOKES

TO

TOM B. DEGROAT ET UX

REGISTERS OFFICE
PLEASE PUT IN TENN. TITLE CO. BOX

STATE OF TENNESSEE
DAVIDSON COUNTY
RECEIVED FOR RECORD
SEP 5 1952 AT 3:34 P.M.
RECORDED IN BOOK 1842 Page 342
JAMES H. ROSS, Register
By: D. Lee Russell D.C.

TENNESSEE TITLE INSURANCE & GUARANTY COMPANY
Richmond, Virginia

G 386