2097

For and in consideration of the sum of $10.00

Ten & NO/100 DOLLARS

cash in hand paid by Mrs. Edith C. Land and son, Samuel Lewis Land, Jr. and other good and valuable considerations, all of which is hereby acknowledged.

We, Hoyte T. Richardson and wife, Lula M. Richardson

have bargained and sold, and by these presents do transfer and convey unto the said Mrs. Edith C. Land and son, Samuel Lewis Land, Jr.

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in Davidson County, Tennessee, being Lot No. 22 and the westerly 27 feet of Lot No. 23 of Block 4, on the plan of Fairfax Place, as of record in Book 547, pages 137 and 138, Register's Office for said County.

Said Lot No. 22 and part of Lot No. 23 front together 100 feet on the northerly side of Fairfax Avenue and run back between parallel lines, 157.25 feet to a dead line.

Being the same property conveyed to Hoyte T. Richardson and wife, Lula M. Richardson, by deed of Lois H. Paradise, of record in Book 2085, page 349, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the restrictive covenants contained in Book 42, page 19, Chancery Court.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Mrs. Edith C. Land and son, Samuel Lewis Land, Jr. their heirs and assigns, forever.

And we do covenant with the said Mrs. Edith C. Land and son, Samuel Lewis Land, Jr. 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 for 1952 taxes, which are to be paid by seller.

And we, Hoyte T. Richardson and wife, Lula M. Richardson do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Mrs. Edith C. Land and son, Samuel Lewis Land, Jr. heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 1st day of Oct., 1952

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Elizabeth K. Lokey, a Notary Public in and for said County and State, the within named Hoyte T. Richardson and wife, Lula M. Richardson

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 1st day of October 19 52

Commission expires 8-14-55

Notary Public

K. LOKEY NOTARY PUBLIC DAVIDSON CO. TENN.

79786

WARRANTY DEED

FROM

Hoyte T. Richardson et ux

TO

Mrs. Edith C. Land and son,

Samuel Lewis Land, Jr.

REGISTER'S OFFICE

STATE OF TENNESSEE
DAVIDSON COUNTY

Received for Record this 7 day of OCT 1952 at 8:51 A.M. and recorded in Book 2097 Page 583

Register

M. McAnally

LOKEY-KINSER REALTY CO.
216 UNION STREET
MIAMI, FLA.

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