K 2101

WARRANTY DEED | Form 1001 | Published by Tennessee Title Company

For and in consideration of the sum of $ 20,750.00 -

Twenty Thousand Seven Hundred Fifty and No/100 - - - - - - - - - - - - - - **DOLLARS**

Cash in hand paid by Harry C. Spencer and wife, Mary Louise W. Spencer, the receipt of which is hereby acknowledged, we,

O. LAWRENCE DORTCH AND WIFE, MARGARET A. DORTCH

_____ **have bargained and sold, and by these presents do transfer and convey unto the said** Harry C. Spencer and wife, Mary Louise W. Spencer

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

Land in the 7th, formerly the 10th, Civil District of Davidson County, Tennessee, being parts of lots Nos. 19 and 20 of Block 11 and part of an unnumbered lot immediately north of lot No. 19 on the Plan of the Re-subdivision of part of Royal Oaks, as of record in book 97h, pages h and 5, Register's Office for said County, described as follows:

Beginning on the easterly margin of West View Avenue at a point 100 feet north of the northwest corner of lot No. 1 of Block 12; thence with the easterly margin of said Avenue northwardly 100 feet; thence at right angles eastwardly 200 feet; thence at right angles southwardly 100 feet; thence at right angles westwardly 200 feet to the beginning.

Being the same property conveyed to O. Lawrence Dortch by deed from Alfred Starr, Trustee and individually, and wife, of record in Book 1h17, page h99, said Register's Office.

This conveyance is made subject to Restrictive covenants of record in Book 11h9, page 1h0, Register's Office for 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 Harry C. Spencer and wife, Mary Louise W. Spencer

their **heirs and assigns, forever.**

And we **do covenant with the said** Harry C. Spencer and wife, Mary Louise W. Spencer

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.**

And we, O. Lawrence Dortch and wife, Margaret A. Dortch

do further covenant and bind ourselves, our **heirs and representatives, to warrant and forever defend the title to the said land to the said** Harry C. Spencer and wife, Mary Louise W. Spencer

their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hand** s **this** 29th **day of** October **, 19**52.

O. Lawrence Dortch

Margaret A. Dortch

STATE OF TENNESSEE
Davidson County

Personally appeared before me, O. B. Jones **, a Notary Public in and for said County and State, the within named** O. Lawrence Dortch and wife, Margaret A. Dortch

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** Nashville **, Tennessee, this** 29th **day of** October **, 19**52.

Commission expires July 6, 1955

O. B. Jones, **Notary Public**

G 31