WARRANTY DEED Form 1001 **Published by Tennessee Title Company**

For and in consideration of the sum of $ 8,500.

Eight Thousand Five Hundred and 00/100 ---------- **DOLLARS** cash in hand, paid by J.R.Payne, and wife, Jenny Black Payne, the receipt of which is hereby acknowledged,

I, Dora F.Fahey, widow of John W. Fahey,

have bargained and sold, and by these presents do transfer and convey unto the said J.R.Payne, and wife, Jenny Black Payne, their

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

being the southerly half of Lot 12, Section 1, Life & Casualty Subdivision, Old Hickory, Tennessee, recorded in Book 745, Page 56, Register's Office, Davidson County, Tennessee, more particularly described as follows:

Beginning at a point in the center of Pitts Avenue at a distance of 2264.2 feet from the northerly margin of Old Hickory Boulevard, as measured in a northerly direction along the center of Pitts Avenue; thence North 63 degrees 37 minutes East a distance of 302.7 feet to a point in the westerly margin of the original United States Government Reservation; thence with said margin South 12 degrees 23 minutes East a distance of 214.2 feet to a point, being the corner number of Lots 10 and 11, Section 1, of said subdivision; thence with the line between said Lots 10 and 11 South 63 degrees 13 minutes West along the center line of Lots 10 and 11 and said subdivision a distance of 300 feet to a point in the center of Pitts Avenue; thence in a northerly direction along the center line of Pitts Avenue a distance of 125 feet to the point of beginning, containing an area of .866 acres, more or less.

being the same property conveyed to John W. Fahey, and wife, Dora F. Fahey, by Quitclaim Deed from the Life and Casualty Insurance Company of Tennessee, as of record in Book 1192, Page 6, R.O.D.C.

This deed is subject to sewerage restrictions of record in Book 1191, Page 6, R.O.D.C. and to reservation of an easement for telephone lines, etc, as set out in agreement of record in Book 924, Page 121, R.O.D.C.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said J.R.Payne, and wife, Jenny Black Payne, their

heirs and assigns, forever.

And I **do covenant with the said** J.R.Payne, and wife, Jenny Black Payne,

that I am **lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.**

And I, Dora F.Fahey, widow of John W.Fahey,

do further covenant and bind myself, my **heirs and representatives, to warrant and forever defend the title to the said land to the said** J.R.Payne, and wife, Jenny Black Payne, their

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

Witness my hand this 19 day of [illegible], 19 53.

[illegible]

[illegible]

STATE OF TENNESSEE
Davidson County

Personally appeared before me, [illegible], a Notary Public in and for said County and State, the within named Dora F. Fahey

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at [illegible], Tennessee, this 19 day of Sept., 1953

Commission expires [illegible]

[illegible]
Notary Public