K 2196

For and in consideration of the sum of $ ($10.00)
- - - - - - - - - - - - - - - TEN AND NO/100 - - - - - - - - - - - - - - - DOLLARS

cash in hand paid and other good and valuable considerations, paid by the grantees, the receipt of which is hereby acknowledged,

I, Karen M. West, a widow

have bargained and sold, and by these presents do transfer and convey unto the said Robert M. Mitchell and wife, Sue Perry Mitchell, their 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. 53 on the Plan of Horton Heights, Section 7, as of record in Book 2133, page 25, Register's Office for said County.

Said Lot No. 53 fronts 85.9 feet on the northerly side of Hillwood Boulevard and runs back 266 feet on the easterly line and 267.8 feet on the westerly line to a dead line, measuring 84.5 feet thereon.

Being the same property conveyed to Karen M. West by deed from M. L. Hailey, of record in Book 2152, page 208, said Register's Office.

This conveyance is made subject to restrictive covenants of record in Book 2106, page 173, R. O. D. C. Tennessee, and easement for public utility purposes, 50 foot building setback line and conditions of owners certificate as shown on plan in Book 2133, page 25, Register's Office, 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 Robert M. Mitchell and wife, Sue Perry Mitchell, their heirs and assigns, forever.

And I do covenant with the said Robert M. Mitchell and wife, Sue Perry Mitchell 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, Karen M. West, a widow do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Robert M. Mitchell and wife, Sue Perry Mitchell, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 2nd day of September, 1953.

Karen M. West

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Hugh J. Bradley, a Notary Public in and for said County and State, the within named

Karen M. West

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 Nashville, Tennessee, this 2nd day of September, 1953.

Commission expires April 5, 1955.

Hugh J. Bradley
Notary Public

109759

WARRANTY DEED

FROM Karen M. West

TO Robert M. Mitchell et ux

SEP 1953

LAWYERS TITLE INSURANCE CORPORATION of Richmond, Virginia

G 105