2197

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of ($8000.00)

----- Eight Thousand and No/100ths ----- **DOLLARS**

cash in hand paid by **Jerry Kenneth Harris and wife, Mabel A. Harris**, receipt of which is hereby acknowledged;

we, C. E. Tidwell and wife, Imogene Tidwell,

have bargained and sold, and by these presents do transfer and convey unto the said Jerry Kenneth Harris and wife, Mabel A. Harris, theiri

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

Being the westerly part of lot No. 69 on the Map of Patterson's Subdivision of Maple Hill, as of record in Book 332, page 75, Register's Office for said County; part of a 7½ foot alley, now closed, west of said lot, and the northerly part of a "Reserved" strip east of Lots Nos. 40, 41 and 42, as shown on the plan of H. G. McNabb's Subdivision, as of record in Book 1130, page 64, said Register's Office, described together as follows:

Beginning at the northeast corner of Lot No. 40 on said plan of B. G. McNabb's Subdivision, on the southerly margin of Patterson Street; thence with said margin of Patterson Street easterly 60 feet to a point which is 12.5 feet easterly from the northwest corner of said Lot No. 69; thence southerly and parallel with the easterly lines of Lots No. 40, 41 and 42, said H. G. McNabb's Subdivision, 170 feet, more or less, to the northerly margin of a 15 foot alley as shown on said Map of Patterson's Subdivision of Maple Hill; thence with the northerly margin of said alley, passing the westerly terminus thereof at 35 feet, and continuing in the same direction a total distance of 60 feet, more or less, to the easterly line of Lot No. 42, said McNabb's Subdivision; and thence, with the easterly lines of said Lots Nos. 42, 41 and 40, northerly 175 feet, more or less, to the beginning.

Being the same property conveyed to C. E. Tidwell and wife, Imogene Tidwell, by deed from H. Paul Thompson and wife, of record in Book 2144, page 15, said Register's Office.

Said property is conveyed subject to the restrictive covenants contained in an instrument executed by H. G. McNabb, Trustee, of record in Book 1318, page 626, Register's Office for Davidson County, Tenn., to which reference is hereby made.

H. Paul Thompson and wife, Iva B. Thompson, join herein for the purpose of correcting a description of the above described property as contained in deed from them to C. E. Tidwell and wife, Imogene Tidwell, of record in Book 2144, page 15, said Register's Office, and hereby transfer and convey the same as described herein to the within named grantees.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Jerry Kenneth Harris & wife, Mabel A. Harris, their **heirs and assigns, forever.**

And we **do covenant with the said** Jerry Kenneth Harris & wife, Mabel A. Harris, **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 the current year's taxes, which are pro-rated and assumed by purchasers.

And we, C. E. Tidwell and wife, Imogene Tidwell,

do further covenant and bind ourselves, our **heirs and representatives, to warrant and forever defend the title to the said land to the said** Jerry Kenneth Harris & wife, Mabel A. Harris, their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hand** s **this** 14th **day of** September, 19 53.

H Paul Thompson — C E Tidwell

Iva B. Thompson — Imogene Tidwell

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