K 2245

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of (\$10.00) - TEN and No/100 - - - - - - - - - - - - DOLLARS cash in hand paid by Charles A. Howell and wife, Helen B. Howell, and other good and valuable considerations, the receipt of all of which is hereby acknowledged,
we, James W. Poitevint and wife, Dorothy Louise Poitevint, by our lawful attorney in fact, J. Ross Cheshire, Jr.,

\- - - have bargained and sold, and by these presents do transfer and convey unto the said Charles A. Howell and wife, Helen B. Howell, 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 parts of Lots Nos. 1 and 2 on the Map of Idlewild Plan of Lots, as of record in Book 161, page 120, Register's Office for said County, and described as follows:

Beginning at a point on the easterly margin of 12th Avenue South or Granny White Pike, 75 feet 7 inches north of the north margin of Halcyon Avenue; thence south 89° 12' east 22.5 feet to a point; thence north 86° 30' east 47.52 feet to a point which is 74 feet north of Halcyon Avenue; thence northerly 29 feet; thence westerly 70 feet to the easterly margin of 12th Avenue South or Granny White Pike, 46 3/4 feet south of the south margin of an alley; thence with said Avenue, southerly 28 feet 1 inch to the beginning.

Being property conveyed to James W. Poitevint and wife, Dorothy Louise Poitevint, by deed from Charles A. Howell, Jr. and wife, Helen B. Howell, of record in Book 1675, page 182, said Register's Office.

This conveyance is made subject to any and all restrictive covenants and easements applicable to the above described property.

This deed is executed by James W. Poietvint and wife, Dorothy Louise Poitevint, by their lawful attorney in fact, J. Ross Cheshire, Jr. pursuant to the power and authority vested in him by an instrument of record in Book 2152, page 553, RODC, 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 Charles A. Howell and wife, Helen B. Howell, their heirs and assigns, forever.

And we do covenant with the said Charles A. Howell and wife, Helen B. Howell 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 taxes for 1954 which have been prorated and are assumed by the grantees herein.

And we, James W. Poitevint and wife, Dorothy Louise Poitevint, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Charles A. Howell and wife, Helen B. Howell, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 13th day of January, 1954

James W. Poitevint and Dorothy Louise Poitevint

By J. Ross Cheshire Jr., Attorney in fact.

J. Ross Cheshire, Jr. Attorney In Fact.

G 571