K 2248

700

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of _____

- - - - - - One and No/100 ($1.00) - - - - - - - - - - - - DOLLARS

cash in hand paid by Leah Klott Schwartz, and other good, valuable and sufficient considerations, the receipt of all of which is by me acknowledged,

I, Phillip Klott, an unmarried man,

_____ have bargained and sold, and by these presents do transfer and convey unto the said Leah Klott Schwartz

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

Being the west part of Lot No. 118 and the east part of Lot No. 117 on the Map of Humphrey, Houston and Martin's Addition, as of record in Book 36, page 117, Register's Office for said County, described according to a copy of a survey thereof made by E. R. Southgate and Sons, Surveyors, October 30, 1946, as follows:

Beginning at a point in the southwesterly margin of Houston Street 33 feet west of the northeast corner of Lot No. 118; thence southerly 79 feet to a point in the north margin of an alley, being 28 feet west of the westerly margin of an alley running along the east line of Lot No. 118; thence westerly 31 feet to a point at the southeast corner of the Stanley property; thence along Stanley's east line northerly 102 feet to the margin of Houston Street; thence with the margin of the same southeasterly 43 feet to the beginning.

Being the same property conveyed to Phillip Klott by deed from Leah Schwartz, Trustee, of record in Book 2247, page 114, 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 Leah Klott Schwartz

_____ her heirs and assigns, forever.

And I do covenant with the said Leah Klott Schwartz

_____ 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, Phillip Klott,

do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Leah Klott Schwartz

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

Witness my hand this 17TH day of February, 19 54.

Phillip Klott

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