K 2273

WARRANTY DEED

For and in consideration of the sum of _____

. . . . . ONE AND . . . . . ($1.00) . . . . . NO/100 DOLLARS

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

I, George E. Bickford,

have bargained and sold, and by these presents do transfer and convey unto Margaret Bledsoe Bickford,

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

Being Lot No. 13 and part of Lot No. 12 on the Plan of Wrenwood, of record in Book 1130, page 55, Register's Office for said County, and described as follows:

Beginning at a point in the southerly margin of Nebraska Avenue at the common corner of Lots Nos. 12 and 13, which point is 43 feet east of a concrete monument set in the southerly margin of Nebraska Avenue at the beginning of a curve into Pilcher Place; thence eastwardly 60 feet to a point, the common corner of Lots Nos. 13 and 14; thence with the line between said lots southerly 143.2 feet to a point; the common corner of Lots 13, 14, 11 and 7; thence northwestwardly 55 feet more or less to a point; thence northwardly 107 feet to the point of beginning.

Being the same property conveyed to George E. Bickford and wife, Margaret Bledsoe Bickford, by deed from Bronson L.Reynolds and wife, Ada B. Reynolds, of record in Book 1640, page 545, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictive covenants, easements and setback lines as are applicable to the property above described.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Margaret Bledsoe Bickford,

her heirs and assigns, forever.

And I do covenant with the said Margaret Bledsoe Bickford,

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, except as of record.

And I, George E.Bickford

do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Margaret Bledsoe Bickford,

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

Witness my hand this 8th day of January, 19 54.

George E. Bickford

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Cornelia F. Alexander, a Notary Public in and for said County and State, the within named George E. Bickford,

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 8th day of January, 1954.

Commission expires Jan. 17, 1956.

Cornelia F. Alexander
Notary Public

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