K 2273

S-12916

WARRANTY DEED

For and in consideration of the sum of $5.00 - - - - - - - - - - - - - - - - - -
Five - - - - - - - - - - - - and no/100 - - - - - - - - - - - - DOLLARS
cash in hand paid, and other valuable consideration, the receipt of which is hereby acknowledged,

We, George A. Patton and wife, Nanalou Patton,

have bargained and sold, and by these presents do transfer and convey unto the said Clarence L. Gennett and wife, Adaline Gennett their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit: Being parts of lots Nos. 1 and 2 on the Plan of Hycrest Acres, as of record in book 2133, page 5, Register's Office for said County, described as follows:
Beginning on the southwesterly margin of Wayland Drive at a point north 40° 13' west 12 feet from the corner of lots Nos. 1 and 2; thence with said Drive north 40° 13' west 158 feet to a concrete monument; thence south 37° 46' west 373.7 feet; thence north 47° 04' west 208.1 feet; thence south 1° 33' west 150 feet to the corner of lots Nos. 1 and 2; thence with the line between said two lots south 88° east 155 feet to a concrete monument; thence north 65° 02' east 285.6 feet; thence north 47° 19' east 100 feet to the beginning.
Being part of the property conveyed to George A. Patton by two deeds, one from M. L. McMakin, Trustee, of record in book 1850, page 271, and the other from George T. Hicks and wife, of record in book 2092, page 600, said Register's Office.

This conveyance is made subject to easements for public utilities, building set-back line and conditions of owner's certificate as shown on plan in Book 2133, page 5, said Register's office, and restrictive covenants of record in Book 1449, page 155, Book 1728, page 123 and Book 1850, page 271, Register's Office for Davidson County, Tennessee. Taxes for 1954 have been pro-rated and are assumed by the 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 Clarence L. Gennett and wife, Adaline Gennett, their heirs and assigns, forever.

And we do covenant with the said Clarence L. Gennett and wife, Adaline Gennett 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.

And we, George A. Patton and wife, Nanalou Patton do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Clarence L. Gennett and wife, Adaline Gennett, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 30th day of March, 19 54

George A. Patton
Nanalou Patton

STATE OF TENNESSEE
Davidson County

Personally appeared before me, A. M. Ellerbe, a Notary Public in and for said County and State, the within named George A. Patton and wife, Nanalou Patton

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

Witness my hand and official seal at office, this 30th day of March, 19 54

Commission expires 4-7-54

A. M. Ellerbe
Notary Public

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