K 2333

WARRANTY DEED Form 1002 Published by Tennessee Title Company

For and in consideration of the sum of $ 10.00) - - - - - - - - - - - - - - - - - - - - -

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cash in hand paid by H. D. Willcutts, Jr. and wife, Zola Abner Willcutts, and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

we, Ernest E. Page and wife, Enid Yeiser Page

have bargained and sold, and by these presents do transfer and convey unto the said H. D. Willcutts, Jr. and wife, Zola Abner Willcutts, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Lot No. 54 on the Map of Due West Valley Acres, not of record, in the 11th Civil District of said County, and described according to a copy of a survey thereof made by H. R. Swann, Jr. Surveyor, dated April 20, 1947 as follows:

Said Lot 54 fronts 104.15 feet on the easterly side of Dickerson Pike and runs back between lines 272.7 feet on the southerly line and 297.55 feet on the northerly line, along the southerly margin of Due West Avenue, to the west line of Lot 55, measuring 60.98 feet thereon.

Being the same property conveyed to Ernest E. Page and wife, Enid Yeiser Page, by deed from M. M. Cunniff and wife, of record in Book 2015, page 519, Register's Office for said County.

An unrecorded survey by Geo. W. Watkins, Surveyor, dated July 18, 1951, shows the east line of the land hereinafter described, and a bridge at the southeast corner of the lot, to be a joint driveway for the joint use of this lot, and of Lots 53 and 55.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said H. D. Willcutts, Jr. and wife, Zola Abner Willcutts, their heirs and assigns, forever.

And we do covenant with the said H. D. Willcutts, Jr. and wife, Zola Abner Willcutts, 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, Ernest E. Page and wife, Enid Yeiser Page do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said H. D. Willcutts, Jr. and wife, Zola Abner Willcutts, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 17th day of November, 1954.

Ernest E Page
Ernest E. Page

Enid Yeiser Page
Enid Yeiser Page

STATE OF TENNESSEE
Davidson County

Personally appeared before me, [illegible], a Notary Public in and for said County and State, the within named Ernest E. Page and wife, Enid Yeiser Page

the bargainors, 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 Nashville, Tennessee, this 17th day of November, 1954

Commission expires May 7, 1958 [illegible]
Notary Public

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