K 2337

For and in consideration of the sum of Thirty-Five Thousand ($35,000.00) - - - -
- DOLLARS
cash in hand paid, the receipt of which is hereby acknowledged,

I, Grace Smith Anderson, a widow,

have bargained and sold, and by these presents do transfer and convey unto the said Mary Edwards Herrington, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit: Being a part of Lot No. 2 on the plan of Samuel Watkins' Farm Lands, as of record in Book 57, page 16, Register's Office for said County, being a part of Lot No. 19 as shown in an unregistered plan of Hillsboro Heights made by W. B. Southgate, Engineer, in May, 1910, and more particularly described as follows:
Beginning at a point in the north margin of Hampton Avenue, being the southwest corner of Lot No. 19 in said unregistered plan, said point being 600 feet easterly from the center of 23rd Avenue South; running thence easterly with the north margin of Hampton Avenue 190 feet to a point, said point being 110 feet westerly from the southeast corner of Lot No. 19; running thence northerly and parallel with the west line of Lot No. 19, 338 feet, more or less, to a point in the south boundary line of a lot conveyed to Harold R. Davis, Trustee, on the 4th day of August 1926, as of record in Book 750, page 24, Register's Office for said County, said point being 110 feet westerly in said line from the southeast corner of Lot No. 1 of said Harold R. Davis, Trustee, lot; running thence with the said Harold R. Davis, Trustee, line, westerly 190 feet to a point, said point being the northwest corner of Lot No. 19 and the southwest corner of Lot No. 1, running thence southerly with the west boundary line of Lot No. 19, 338 feet, more or less, to the beginning.
Being the same property conveyed to Grace Smith Anderson and husband, J. Sumpter Anderson, by deed from Ruth Irene Johlin and husband, J. M. Johlin, as of record in Book 1309, page 518; and from deed of record from J. Sumpter Anderson to Grace Smith Anderson, as recorded in Book 2150, page 389, Register's Office of Davidson County, Tennessee. This conveyance is subject to restrictive covenants contained in agreement as of record in Book 662, page 307, R. O. D. C., Tenn., and Bk. 923, page 420, RODC, Tenn.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Mary Edwards Herrington, her heirs and assigns, forever.

And I do ~~covenant~~ with the said Mary Edwards Herrington 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, Grace Smith Anderson, do further ~~covenant~~ and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Mary Edwards Herrington, her heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 20 day of December, 19 54

Mrs Grace Smith Anderson

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Imogene Muse, a Notary Public in and for said County and State, the within named Grace Smith Anderson, a widow, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 20 day of December, 19 54

Commission expires 2-17-57

Imogene Muse
Notary Public

WARRANTY DEED
FROM 42191
Grace Smith Anderson
TO
Mary Edwards Herrington

Do NOT Publish
Filed for record

STATE OF TENNESSEE
COUNTY OF DAVIDSON
Received for Record this 28 day of DEC 1954 at 12:29 o'clock P.M.
Book No. 2150 Page No. 2.2
Register of Deeds

The Security Title Co.
Abstracts of Title
215 Third Ave., North
NASHVILLE, TENN.
Form 303

PG 141