K 2435

For and in consideration of the sum of Eleven Thousand Two Hundred and No/100 ---------- $11,200.00---------- DOLLARS

Cash in hand paid by Robert L. Morgan and wife, Louise F. Morgan, the receipt of which is hereby acknowledged, we,

Milton R. Sowell and wife, Dorothy P. Sowell

have bargained and sold, and by these presents do transfer and convey unto the said Robert L. Morgan and wife, Louise F. Morgan

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

Land in Davidson County, Tennessee, being lot No. 9 on the Plan of Highland View Subdivision, as of record in Book 1424, page 39, Register's Office for said County, and also a triangular strip lying along the northwesterly line of said lot No. 9, described together as follows:

Beginning on the northerly margin of Fremont Avenue at the corner of lots Nos. 8 and 9; thence with the line between said two lots, northwardly 175 feet; thence south 67° 06' west 65.6 feet to a concrete monument at the northwest corner of said lot No. 9 and continuing in the same direction 18 feet, more or less, in all 83.6 feet, more or less, to the easterly margin of Milton Drive; thence with same, southwardly 80 feet, more or less, to a concrete monument in the westerly line of said lot No. 9, and continuing with the easterly margin of said Milton Drive, southwardly 66 feet to a concrete monument at the beginning of a curve; thence around said curve with a radius of 20 feet, southeastwardly 32.5 feet to a concrete monument in the northerly margin of said Fremont Avenue; thence with same, eastwardly 78.9 feet to the beginning.

Being the same property conveyed to Milton R. Sowell and wife, Dorothy P. Sowell, by deeds from Capitol Homes, Inc., of record in book 1584, page 111, and from P. M. Chaffin, et al, of record in book 1683, page 321, said Register's Office.

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

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Robert L. Morgan and wife, Louise F. Morgan their heirs and assigns, forever.

And we do covenant with the said Robert L. Morgan and wife, Louise F. Morgan 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, except 1955 taxes which have been prorated and are hereby assumed by the purchasers.

And we, Milton R. Sowell and wife, Dorothy P. Sowell do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Robert L. Morgan and wife, Louise F. Morgan their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 6th day of June, 1955

Milton R. Sowell

Dorothy P. Sowell

STATE OF TENNESSEE
Davidson County

Personally appeared before me, O. G. Jones, a Notary Public in and for said County and State, the within named Milton R. Sowell and wife, Dorothy P. Sowell

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 6th day of June, 1955

My Commission expires July 6, 1955

O. G. Jones, Notary Public

O. G. JONES
NOTARY PUBLIC
DAVIDSON COUNTY

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