K 2449

For and in consideration of the sum of $ 1800.00

ONE THOUSAND TWO HUNDRED AND NO/100---------- DOLLARS

cash in hand paid by the grantees herein, receipt of which is hereby acknowledged, We,

Agnes Hows Archey and husband, J. K. Archey,

have bargained and sold, and by these presents do transfer and convey unto the said Fred C. Hills, Jr. and wife, Margaret B. Hills

their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described ~~as follows to wit~~ Lying and being in the 9th Civil District of said County, and being a portion of a 108.5 acre tract of land belonging to Agnes Hows Archey of record in Book 19[illegible], page 431, Register's Office for said County, and described according to a copy of a survey made by L. H. Hutchison, August 13, 1955, as follows:
Beginning at a point in the center line of U. S. Highway #70 , same being the southwest corner of W. H. Suggs lot; thence with McPherson line, south 44° 30' west 652 feet to a stake; thence south 89° east 400 feet to an iron stake with sugar tree pointers; thence north 44° 30' east 652 feet to a point in center line of U. S. Highway No. 70 and J. W. Buchner's south line; thence with the center line of said Highway and Buchner's line north 89° west 40 feet to W. H. Suggs corner; thence with Suggs line and center of highway, north 89° west 190 feet to point of beginning, containing 3 acres, more or less.
Being part of the property conveyed to Agnes Hows Archey, as devisee under the Will of B. H. Hows, deceased, of record in Will Book 31, page 438, County Court Clerk's Office.

The above described property is being conveyed subject to the following restrictions: "It is understood and agreed that any residence erected on said land hereby conveyed shall contain not less than 1500 sq. ft. of floor space."

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Fred C. Hills, Jr. and wife, Margaret B. Hills their heirs and assigns, forever.

And we do covenant with the said Fred C. Hills, Jr. and wife, Margaret B. Hills 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 by 1955 taxes, which the grantees herein assume and agree to pay.

And we, the grantors herein do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said grantees herein their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand this 1st day of August, 1955.

Agnes Hows Archey,
J. K. Archey

STATE OF TENNESSEE
Davidson County

Personally appeared before me, [illegible], a Notary Public in and for said County and State, the within named [illegible]

the bargainor, with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 1st day of August, 1955.

Commission expires [illegible]

Notary Public

71195

WARRANTY DEED

FROM [illegible]

TO FRED C. HILLS, JR. [illegible]

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 9 day of Sept A.D. 1955 at 1:45 o'clock P.M.
Noted in Index, Page
Recorded in Book, Page
Recording Fee $2.00
JAMES P. WILSON, Register
By [illegible] D.R.

Public Stenographers
TENNESSEE
NASHVILLE
Zone
LAWYERS TITLE INSURANCE CORPORATION
of Richmond, Virginia

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