K 2450

7.15 Stamps

WARRANTY DEED Form 1001 Tennessee Title Company

For and in consideration of the sum of Six Thousand, Five Hundred and no/100 ----------($6,500.00)---------- DOLLARS

cash in hand paid by F. A. Hall and wife, Lucille Hall, the receipt of which is hereby acknowledged,

we, Lewis B. Dodd and wife Mary W. Dodd

have bargained and sold, and by these presents do transfer and convey unto the said F. A. Hall and wife, Lucille Hall,

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

Being part of Lot No. 21 on the Map of Section "E", Village of Old Hickory, in the 4th Civil District of said County and State, as shown on the Revised plan recorded January 6, 1950, in Book 1424, page 132, Register's Office for said County, and more particularly described as follows:

Starting with an iron pin on the southwest corner of Lot 21; thence north 0 degrees 47' east 29.2 feet along the west property line of the Lot 21 to an iron pin which is the point of beginning, and running thence with the following courses and distances:

1. North 0 degrees 47' east 46 feet to a concrete monument; thence
2. In a northeasterly direction around a curve, having a radius of 10 feet on the southeast corner of the intersection of Overton and 16th Street, 15.5 feet to an iron pin; thence
3. South 89 degrees 7' east 55.5 feet to an iron pin; thence
4. South 0 degrees 47' west 56 feet to an iron pin; thence
5. North 89 degrees 7' west 65.5 feet to an iron pin and the point of beginning, containing .08 acres, more or less.

Being the same property conveyed to Lewis B. Dodd and wife, Mary W. Dodd by deed from Paul Walton and wife, of record in Book 2295, page 21, said Register's Office.

This conveyance is made subject to restrictions in Book 1815, page 592, as amended in Book 2447, page 151, Register's Office.

The plan of record in Book 1424, page 132, shows a special utility easement 5 feet wide across the easterly part of the lot.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said F. A. Hall and wife, Lucille Hall, their heirs and assigns, forever.

And we do covenant with the said F. A. Hall and Lucille Hall 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 State and County Taxes for the year 1955 which are to be pro rated and assumed by the grantees herein. And Lewis B. Dodd and wife Mary W. Dodd do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said F. A. Hall and Lucille Hall, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 20 day of September, 19 55.

Lewis B Dodd

Mary W. Dodd.

STATE OF TENNESSEE
Davidson County

Personally appeared before me, C. L. Ferrell, a Notary Public in and for said County and State, the within named Lewis B. Dodd and wife, Mary W. Dodd,

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 Old Hickory, Tennessee, this 20 day of September, 19 55.

Commission expires August 5-1959

C. L. Ferrell
Notary Public

C. L. FERRELL NOTARY PUBLIC TENNESSEE

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