K 2451

WARRANTY DEED

For and in consideration of the sum of ----ONE THOUSAND AND NO/100ths----
---($1000.00)---- DOLLARS
to us cash in handpaid by William Huddleston and wife, Fannie Huddleston, the receipt of which is hereby acknowledged, we, James B. Knight and wife, Fannie R. Knight

have bargained and sold, and by these presents do transfer and convey unto the said William Huddleston and wife, Fannie Huddleston, their

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

Land in the 12th, formerly the 21st, Civil District of Davidson County, Tennessee, being the northerly part of lot No. 4 on the Map of the Division of Jennie Brady Heirs, as of record in book 161, page 97, Register's Office for said County, described according to a survey made by George W. Watkins, Surveyor, July 29, 1955, as follows:

Beginning at an iron pin in the southwesterly margin of White's Creek Pike, as widened, and in the westerly boundary of lot No. 4 of said plan, said point also being the northeasterly corner of a lot marked "reserved" on plan of record in Book 2331, page 29, said Register's Office; thence South 0°15' west 256 feet with the westerly margin of said lot 4 to an iron pin; thence north 53° 30' east 170 feet to an iron pin in the southwesterly margin of White's Creek Pike; thence with the southwesterly margin of White's Creek Pike north 39° 45' west 105 feet to a point continuing with the margin of said White's Creek Pike north 44° west 100 feet to the point of beginning, and containing, according to said survey 40/100 of an acre.

Being part of the property conveyed to James B. Knight and wife, Fannie R. Knight, by deed from Lula Belle Lovell, et al, of record in book 1513, page 79, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said William Huddleston and wife, Fannie Huddleston, their

heirs and assigns, forever.

And we do covenant with the said William Huddleston and wife, Fannie Huddleston,

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 are prorated and assumed by the purchasers, and except by a covenant of even date herewith restricting the premises to residential use for 20 years, of record in Book , page , R.O.D.C. Tennessee.

And we, James B. Knight and wife, Fannie B. Knight,

do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said William Huddleston and wife, Fannie Huddleston, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 23rd day of August, 1955

James B. Knight

Fannie R. Knight

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Mary Whitaker, a Notary Public in and for said County and State, the within named James B. Knight and Fannie R. Knight

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 office, this 23rd day of August, 1955

Commission expires Apr. 23, 1956

Mary Whitaker
Notary Public

D. K. Church to Whitaker, 1955