K 2485

WARRANTY DEED

For and in consideration of the sum of ($10.00)

- - - - - - - - - - - - - - TEN AND NO/100 - - - - - - - - - - - - - - - - **DOLLARS**

cash in hand paid and other good and valuable considerations, paid by the grantees, the receipt of which is hereby acknowledged,

We, L. B. Ray Maggart and wife, Margaret K. Maggart,

_____ **have bargained and sold, and by these presents do transfer and convey unto the said** William Hugh Miller and wife, Martha Ruth Miller, 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. 29 on the Map of Lindell Heights, of record in Book 1835, page 14, Register's Office for said County, described as follows:

Said Lot No. 29 fronts 72 feet on the south side of Lindell Street and runs back between lines, 193.3 feet on the west line and 193.2 feet on the east line, to a dead line on which it measures 72 feet.

Being the same property conveyed to L. B. Ray Maggart and wife, Margaret K. Maggart, by deed from Westbrook Homes, Inc., of record in Book 1883, page 461, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictions of record in Book 1786, page 389; Book 1876, page 156, Register's Office, Davidson County, Tennessee, and the Plan of record in Book 1835, page 14, said Register's Office, shows an Owners Certificate, a 30-foot setback line from Lindell Street, and a 10-foot easement for public utilities across the south line of said 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 William Hugh Miller and wife, Martha Ruth Miller, their _____ **heirs and assigns, forever.**

And we **do covenant with the said** William Hugh Miller and wife, Martha Ruth Miller **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.**

And we, L. B. Ray Maggart and wife, Margaret K. Maggart, **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 Hugh Miller and wife, Martha Ruth Miller, their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hand this** 25th **day of** November, **19** 55.

DOCUMENTARY DOCUMENTARY 5 5

L. B. Ray Maggart

Mrs. Margaret K. Maggart

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Hugh J. Bradley, **a Notary Public in and for said County and State, the within named** L. B. Ray Maggart and Margaret K. Maggart,

the bargainor, 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 25th **day of** November, **19** 55.

Commission expires April 21, 1959.

HUGH J. BRADLEY NOTARY PUBLIC DAVIDSON CO. TENN.

Hugh J. Bradley
Notary Public

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