BK 3027

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO

For and in consideration of the sum of ($1.00) ONE and ----------
----------00/100 DOLLARS
cash, together with other valuable and sufficient consideration, paid and delivered to me by Lottie Dortch, including the love and affection which I bear for her, my wife, I, F. N. Dortch

_____ have bargained and sold, and by these presents do transfer and convey unto the said Lottie Dortch

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 'C' in the Subdivision of of the Betsey E. Maddux Estate Plan of record in Book 161, page 106, Register's Office for said County, described as follows:
BEGINNING at a point in the northern margin of Marie Street and being the southeast corner of Lot of Mrs. Sarah E. Hunt, thence eastwardly with the northern margin of Marie Street 103.5 feet, more or less to a point, the southwest corner of Lot 'D', owned by Mittie Morroson; thence northwardly and with Mrs. Morrison's west line 153 feet, more or less to a point in the boundary line of Lot 'B', owned by G. L. Maddux; thence westwardly, with said Maddux's line 99 feet, to the Northeast corner of the said lot of Sarah E. Hunt; thence southwardly with Hunt's Lot 156.5 more or less to the beginning.
Being the same property conveyed to F. N. Dortch and wife, Lottie Dortch by deed from Nancy Cathey, et Vir. of record in Book 2104, page 329, said Register's Office.

TRACT 2.

Being the westerly parts of Lots 'B' and 'D' on the Plan of the Subdivision of the Betsy A. Maddux Estate, of record in Book 161, page [illegible] Register's Office for said County, described together as follows:
Beginning on the northerly margin of Marie Street at the southwest corner of the property conveyed to Amos Dortch and wife, by deed from C. P. Shaw, et al, Trustees of Nashville Company of Jehovah's Witnesses of record in Book 1631, page 177, said Register's Office; thence with Dortch's westerly line north 3° east 284.6 feet; thence north 85° west 116.1 feet to corner of lots 'A' & 'B'; thence with line between said lots south 2° west 131.2 feet to the northerly line of lot 'C'; thence with the line between lots 'B' & 'C' south 85° east 53 feet to the corner of lots 'C' & 'D'; thence with the line between said two lots south 2° west 156.5 feet to the northerly margin of Marie Street; thence with the same south 87° ~~east 62.5 feet~~ to the beginning.
Being the same property conveyed to F. N. Dortch and wife, Lottie Dortch by deed from Birdie Glenn, of record in Book 1969, page 483, 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 Lottie Dortch, her _____ heirs and assigns, forever.

And I _____ do covenant with the said Lottie Dortch _____ that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And I, F. N. Dortch _____ do further covenant and bind myself, my _____ heirs and representatives, to warrant and forever defend the title to the said land to the said Lottie Dortch, her _____ heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand on this 5th day of February, 1960

F. N. Dortch



PG 603