K 3218

WARRANTY DEED

For and in consideration of the ~~nominal~~ love and affection I have for my wife, Ida Belle Barnett, ~~XXXXXXXX~~

I, C. K. Barnett

have bargained and sold, and by these presents do transfer and convey unto the said Ida Belle Barnett, her all my right, title and interest in and to *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:*

Being the southerly 40 feet of lot number 20 and the northerly 11 feet of lot number 19 on the Plan of Belmont Terrace, as of record in Book 421, page 101, of the Register's Office for said County.
Said parts of lots numbers 20 and 19 front together 51 feet on the easterly side of Oakland Avenue, and run back between parallel lines, 171 feet, more or less, to an alley.
Being the same real property conveyed to C. K. Barnett and wife, Ida Belle Barnett, by deed from R. E. Connell et al, of record in book 838, page 630, said Register's Office.

Purchaser assumes and agrees to abide by all restrictions as set out in deed of record in book 702, page 260, of the Register's Office for Davidson County, Tennessee, and are a part of this deed as fully as if incorporated in this conveyance, and reference is hereby made to said instrument for its contents in full.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Ida Belle Barnett, her *heirs and assigns, forever.*

And I *do covenant with the said* Ida Belle Barnett *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, C. K. Barnett *do further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to the said land to the said* Ida Belle Barnett, her *heirs and assigns against the lawful claims of all persons, whomsoever.*

Witness my *hand this* 12 *day of* April, 19 61, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

/ C. K. Barnett

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Louise S. Cox, *a Notary Public in and for said County and State,* C. K. Barnett,

the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville *this* 12 *day of* April, 19 61.

Louise S. Cox
Notary Public

Commission expires July 26-1964

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