K 3341

WARRANTY DEED

FROM 84124

T. M. Smith,

TO

Horace C. Pratt, et ux

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 14 day
of FEB A.D. 1952 11:35 A.M.
at 11:35 o'clock
Noted in Book 1161 Page 169
Recorded in Book Page
Recording Fee $2.00
JAMES P. WILSON, Register
By Deputy Reg.

Compliments of
Guaranty Title Company
A Division of
Kansas City Title Insurance Company
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE

WARRANTY DEED

For and in Consideration of the sum of nine thousand, five hundred and no/100----
----------($9,500.00)----------*DOLLARS*
cash in hand paid by Horace C. Pratt and wife, Virginia R. Pratt, receipt of which is hereby acknowledged,

I, T. M. Smith, a widower,

have bargained and sold, and by these presents do transfer and convey unto the said Horace C. Pratt and wife, Virginia R. Pratt, 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. 105 on the plan of Waverly Place, as of record in book 57, page 95, Register's Office for said County, being parts of lots Nos. 2 and 3 on the plan of C. S. Caldwell's Subdivision of said lot No. 105 in Waverly Place, not of record, described according to a survey made by W. B. Southgate, Surveyor, as follows:
Beginning on the southerly margin of Acklen, formerly Kirkman, Avenue at a point 44 feet 1 inch east of the easterly margin of Beech Street; thence southwardly 150 feet to a point 43 feet east of the easterly margin of Beech Street; thence eastwardly 43 feet to the southwest corner of the property conveyed to Mrs. Sarah Donald by deed from John S. Mitchell and wife, of record in book 492, page 622, said Register's Office; thence with said Donald's westerly line, northwardly 150 feet to the southerly margin of Acklen Avenue; thence with said Avenue, westwardly 42 feet 9 inches to the beginning.
Being the same real property conveyed to T. M. Smith and wife, Richey L. Smith, by deed from Arthur Thomas Potts and wife, dated March 31, 1944, filed April 12, 1944, and recorded in book 1290, page 172, said Register's Office., the said Richey L. Smith having since died.
This conveyance is made subject to restrictive covenant contained in an instrument of record in book 1852, page 571, said Register's Office.

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