BK 3570

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 - - - ($10.00) - **DOLLARS**,
Cash in hand paid by W. C. Doub and wife, Mary Elizabeth Doub, and other good and valuable considerations, the receipt of all of which is hereby acknowledged

WE, Leroy B. Doub and wife, Anna Margaret Doub

have bargained and sold, and by these presents do transfer and convey unto the said W. C. Doub and wife, Mary Elizabeth Doub

their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:*
Being Lot No. 49 on the Plan of Victory Heights, as of record in book 1130, page 97, Register's Office for said County.
Said Lot No. 49 fronts 60 feet on the southerly side of Chickasaw Avenue, and runs back between parallel lines 159.5 feet to a dead line.
The said Lot No. 49 is improved and is known as No. 924 Chickasaw Avenue., Nashville, Tennessee. Being the same real property conveyed to Leroy B. Doub and wife, Anna Margaret Doub by deed from Eastland Homes, Inc., dated April 1, 1947, filed April 9, 1947 and recorded in book 1469, page 256, said Register's Office.

Send Tax Statements to Mid-South Mortgage Corporation, Stahlman Building, Nashville, Tennessee.
The said property is conveyed subject to Ten-foot easement for public utilities along the rear line of premises and 35-foot building setback line from Chickasaw Avenue, as shown on plan of record in book 1130, page 97, Register's Office for Davidson County, Tennessee and Restrictive Covenants contained in an instrument executed by Central Realty Company, et al., dated November 9, 1946 and recorded in book 1357, page 677, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said W. C. Doub and wife, Mary Elizabeth Doub their *heirs and assigns, forever.*

And we *do covenant with the said* W. C. Doub and wife, Mary Elizabeth Doub *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 for Taxes for the year 1963 which have been prorated and payment thereof assumed by Grantees herein.

And We, Leroy B. Doub and wife, Anna Margaret Doub *do further covenant and bind* ourselves and our *heirs and representatives, to warrant and forever defend the title to the said land to the said* W. C. Doub and wife, Mary Elizabeth Doub, their *heirs and assigns against the lawful claims of all persons, whomsoever.*
Witness our *hand*s *this* 30th *day of* May, 1963, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Leroy B. Doub
Anna Margaret Doub

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }
Personally appeared before me, T. Homer Brooks, *a Notary Public in and for said County and State,* Leroy B. Doub and wife, Anna Margaret Doub
*the within named bargainor*s, *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 Nashville, Davidson County, *Tennessee,*
this 30th *day of* May, 19 63
T. Homer Brooks *Notary Public*
Commission expires February 5th, 1966.

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