BK 3576

WARRANTY DEED TTC 162118 REAU E. FOLK, JR., FORM

For and in consideration of the sum of TEN AND NO/100 ****** DOLLARS ($ 10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

LUCILE A. HENEGAR, a widow,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto DONALD K. SCHMIDT and wife, ROSA P. SCHMIDT,

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being parts of Lot No. 1 on the Plan of the A. B. Montgomery Lands, of record in Plan Book 1, page 22, of the Chancery Court for Nashville, and described as follows:

Beginning at a point in the north margin of Cedar Lane, 160 feet east of the easterly margin of Hazelwood Avenue; thence easterly with the northerly margin of Cedar Lane, 80 feet to a point; thence northerly 165 feet more or less to the south margin of a 5-foot strip 95 feet to a point which is 160 feet east of the easterly margin of Hazelwood Avenue, as measured along the south margin of said 5-foot strip; thence southerly 165 feet to the point of beginning.

Being the same property conveyed to Ulric S. Henegar, Lucile A. Henegar, by deed from John L. Shelby and wife, as of record in Book 2694, page 139, said Register's Office, and the said Ulric S. Henegar having since died.

This conveyance is made subject to restrictions recorded prior to February 15, 1950, in Book 1049, page 634, 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 Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for 1963 taxes which have been prorated and assumed by the Buyers.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand on this, the 3rd day of July 1963

Lucile A. Henegar

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Reau E. Folk, Jr., a Notary Public in and for the State and County aforesaid, personally appeared the within named Lucile A. Henegar, the bargainor(s), with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 3rd day of July, 1963

Reau E. Folk Jr.
Notary Public

My commission expires: July 26, 1966

REAU E. FOLK, JR., ATTY.
Nashville, Tennessee

Received for record this 3rd day July A.D. 1963 at 3:11 o'clock P.M. and recorded in Book 1057 Page 235

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY

Register
Deputy Reg.

Recording Fee $ 2.00

72015

WARRANTY DEED
CR&F
From
LUCILE A. HENEGAR
To
DONALD K. SCHMIDT and wife,

File Reau Folk

PG 36