1534

WARRANTY DEED

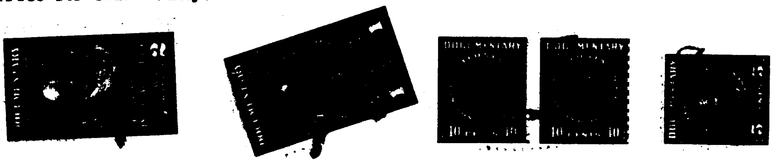
For and in consideration of the sum of ($3,150.00)

Thirty One Hundred Fifty and No/100 - - - - - - - - - - - - - - - - - - - DOLLARS

Cash in hand to us paid by Shannon Holt and wife, Clara Holt, the receipt of which is hereby acknowledged, we, the undersigned Joseph F. Hemmen and wife, Christine Hemmen

have bargained and sold, and by these presents do transfer and convey unto the said Shannon Holt and wife, Clara Holt their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in Davidson County, Tennessee, being the westerly 50 feet of the southerly 1/2 of Block 16, on the Realty Savings Bank & Trust Company's Revised Plan of the west extension of Charlotte Park Company's First Addition to Nashville, as of record in Book 421, Page 18, Register's Office for said County, described as follows: Beginning at the northeast corner of Dakota Avenue, formerly Fourth Avenue, and 52nd Avenue North, formerly 11th Street, running thence easterly with the northerly margin of Dakota Avenue, 50 feet; thence northerly and parallel with the easterly margin of 52nd Avenue North, 150 feet to an alley; thence with the southerly margin of said alley westwardly 50 feet to the easterly margin of 52nd Avenue North; thence with the easterly margin of said Avenue southerly 150 feet to the beginning. Being the same property conveyed to Joseph F. Hemmen and wife, Christine H. Hemmen, by deed from A. Dale Crow and wife, of record in Book 1371, Page 134, Register's Office for said County.



To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Shannon Holt and wife, Clara Holt their heirs and assigns, forever.

And we do convenant with the said Shannon Holt and wife, Clara Holt 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.

And we, Joseph F. Hemmen and wife, Christine Hemmen do further convenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Shannon Holt and wife, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 3rd day of October, 19 47.

Joseph F. Hemmen

Christine Hemmen

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Clara R. Jones, a Notary Public in and for said County and State, the within named Joseph F. Hemmen and wife, Christine Hemmen

the bargainors, 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 office, this Nashville 3rd day of October, 19 47.

Commission expires April 11 - 195-

Clara R. Jones
Notary Public

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