K 2095

For and in consideration of the sum of

Seven Thousand, Five Hundred and no/100 ($7,500.00) DOLLARS

cash in hand paid by H. G. Hill Realty Company, the receipt of which is hereby acknowledged,

we, Forrest W. Graham, Sr., and wife, Lulu B. Graham have bargained and sold, and by these presents do transfer and convey unto the said H. G. Hill Realty Company, their successors ~~heirx~~ and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being all of Lot No. 33 except about ten feet off the north side thereof taken to widen Madison Street, and the northerly part of Lot No. 32 on the plan of the Subdivision of D. T. McGavock's Estate Property, as of record in Plan Book No. 1, page 33, Chancery Court at Nashville, described as follows:

Beginning at the southeast corner of Eighth Avenue North, formerly Spruce Street, and Madison Street, as widened; thence with the southerly margin of Madison Street, as widened, easterly 152-4/10 feet, more or less, to the westerly margin of an alley; thence with the westerly margin of said alley, southerly 38.1 feet, more or less, to a fence; thence westerly with said fence to the end thereof and continuing same course and parallel with Madison Street 152-4/10 feet, more or less to the easterly margin of Eighth Avenue North; thence with the easterly margin of said Avenue northerly 38.2 feet, more or less, to the beginning.

Being the same property conveyed to Forrest W. Graham, Sr., by deed from John H.Rutledge and wife, Carrie B. Rutledge, of record in Book 2055, page 444, 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 H. G. Hill Realty Company, their successors ~~heirx~~ and assigns, forever.

And we do covenant with the said H.G. Hill Realty Company 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, Forrest W. Graham, Sr. and Lulu B. Graham do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said H. G. Hill Realty Company, their successors ~~heirx~~ and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 3rd day of July, 1952

Forrest W. Graham Sr.

Lulu B. Graham

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Elizabeth J. Hopkins, a Notary Public in and for said County and State, the within named Forrest W. Graham, Sr. and wife, Lulu B. Graham

the 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 office, this 3rd day of July, 1952

Commission expires Jan. 11, 1956

Elizabeth J. Hopkins
Notary Public

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record
of SEP 26 1952
at 10:56 o'clock A.M.
Noted in Book 2843
Recording Fee 2.00
Witness my hand this 26 day of Sept 1952
M. McAnally

WARRANTY DEED

FROM
Forrest W. Graham, Sr. Ux

TO
H.G. Hill Realty Company

78902

G 530