K 2152

For and in consideration of the sum of $ 10.00******* Ten******* DOLLARS and other good and valuable considerations, the receipt of all of which is hereby acknowledged from GENEVA McILWAIN THOMAS, and in further consideration of the assumption by the said GENEVA McILWAIN THOMAS of the principal balance now due and owing on a certain promissory note, dated March 2, 1953, in the original amount of $11,150.00, payable to First Fed. Sav. & Loan Assn. of Nashville, and secured by a deed of trust recorded in Book 2168, page 219, RODC,

We, JOHN A. HOGAN and wife, MILDRED I. HOGAN, have bargained and sold, and by these presents do transfer and convey unto the said GENEVA McILWAIN THOMAS, her 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 Lot No. 23 on the Plan of Roselawn as of record in Book 2133, page 1, Register's Office for Davidson County, Tennessee.

Said Lot No. 23 fronts 73 feet on the westerly side of Beechmont Place and runs back on the northerly line 183.8 feet and on the southerly line 117 feet to a dead line on which it measures 105 feet.

Being the same property conveyed to John A. Hogan and wife, Mildred I. Hogan, by deed from James S. Jones and Charles R. Land, of record in Book 2137, page 191, 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 GENEVA McILWAIN THOMAS, her heirs and assigns, forever.

And we do covenant with the said GENEVA McILWAIN THOMAS 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 as above indicated.

And we, JOHN A. HOGAN and wife, MILDRED I. HOGAN do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GENEVA McILWAIN THOMAS, her heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 27th day of June, 19 53.

John A. Hogan

Mildred I. Hogan

STATE OF TENNESSEE
Davidson County

Personally appeared before me, R. E. George, a Notary Public in and for said County and State, the within named John A. Hogan and wife, Mildred I. Hogan, 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 Nashville, Tennessee, this 27th day of June, 1953.

Commission expires My Commission Expires OCT. 4, 1955

R. E. George
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY TENN.

105267 WARRANTY DEED FROM JOHN A. HOGAN, et ux TO GENEVA McILWAIN THOMAS

REGISTER'S OFFICE STATE OF TENNESSEE DAVIDSON COUNTY Received for record this 6th day of JUL A.D. 1953 at 9:19 o'clock A.M. Recorded in Book 2168 Page 456 Recording Fee $2.00 JOHN S. WILSON, Register By Jno. Finney Dpt. No.

Real Estate AND ESCROW CO. GUARANTEED TITLE 214 UNION STREET NASHVILLE, TENN. REPRESENTING TITLE INSURANCE CO.

G 3