BK 2153

WARRANTY DEED Form 1001 Published by Tennessee Title Company

For and in consideration of the sum of $9,600.00 - - - - - - - - - - - - - - - - - - DOLLARS, Nine Thousand, Six Hundred and No/100 - - - - - - - - - - - - - - - - - - -

Cash in hand paid by Ralph W. Hamby and wife, Imodean Ryan Hamby, the receipt of which is hereby acknowledged,

E. S. EVANS, INC., a Tennessee Corporation with its principal office and place of business at Nashville, Tennessee,

has ~~have~~ bargained and sold, and by these presents do transfer and convey unto the said RALPH W. HAMBY AND WIFE, IMODEAN RYAN HAMBY,

their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Lot No. 57 on the Plan of Parma Heights, as of record in Book 2133, Page 23, Register's Office for said County, and described as follows:

Beginning at a point on the south margin of Woodson Lane, the common corner of Lots 57 and 58; thence with the line between said lots, southerly 117.6 feet to a corner of Lot 83; thence with the line between Lots 57 and 83, westerly 100 feet to the east margin of Hewlett Drive; thence with the margin of said Drive northerly 92.6 feet to the beginning of a curve; thence with said curve, northeasterly 39.3 feet to a point on the south margin of Woodson Lane; thence with the margin of the same, easterly 75 feet to the beginning.

Being part of the property conveyed to E. S. Evans, Inc., by deed from Hermitage Homes, Inc., of record in Book 2139, Page 232, 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 said Ralph W. Hamby and wife, Imodean Ryan Hamby, their heirs and assigns, forever.

And it does ~~do~~ covenant with the said Ralph W. Hamby and wife, Imodean Ryan Hamby, that it is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered., except 1953 taxes which have been prorated and are hereby assumed by the purchasers.

And E. S. Evans, Inc., does further covenant and bind itself, its successors ~~heirs~~ and representatives, to warrant and forever defend the title to the said land to the said Ralph W. Hamby and wife, Imodean Ryan Hamby, their heirs and assigns against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF E. S. EVANS, INC., a Corporation aforesaid has caused this instrument to be executed by its duly authorized officers on this 15th day of July, 1953.

Attest: E. S. EVANS, INC.

David U. Crockett By: E. S. Evans

David U. Crockett, Secretary-Treasurer E. S. Evans, President

STATE OF TENNESSEE }
Davidson County }

Personally appeared before me, __________, a Notary Public in and for said County and State, the within named __________

the bargainor___, with whom I am personally acquainted, and who acknowledged that ___ executed the within instrument for the purposes therein contained. Witness my hand and official seal at ________, Tennessee, this ___ day of ______, 19___

Commission expires________ ________ Notary Public

PG 137