2195

FORM ... FURNISHED BY ATTORNEYS TITLE CO

WARRANTY DEED

For and in consideration of the sum of ----($10.00)----------
---Ten dollars cash and other good and valuable considerations ----DOLLARS
Cash in hand paid by William D. Gee, receipt of which is hereby acknowledged, and assume the unpaid balance of a note in the original amount of $11,500.00 dated April 13, 1953 being fully described in a Deed of trust executed by William J. Hobbs, Jr., and wife, Mary E. Hobbs, to Louis R. Linx, Trustee of record in Book 2175, page 39, Register's Office Davidson County, Tennessee.

We, William J. Hobbs, Jr., and wife, wife, Mary E. Hobbs
have bargained and sold, and by these presents do transfer and convey unto the said
William D. Gee
his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

being Lot No. 45 on the Plan of Russwood Heights as of record in Book 2133, page 12, and 13, Register's Office for said County.
Said Lot No. 45 is more particularly described as follows:
Beginning at a concrete monument in the easterly margin of Trimble Street, the same being the common corners of Lots 44 and 45, in said subdivision; thence with the easterly margin of Trimble Street 191.5 feet to a concrete monument; thence to the right around an arc having a radius of 530 feet, 8 feet to a concrete monument; thence continuing to the right around and arc having a radius of 25 feet, 37 feet to a concrete monument in the southerly margin of an unmaned street; thence with the southerly margin of said unnamed street 71.5 feet to a concrete monument; thence south 0 2' East 296 feet to a concrete monument; thence in a northwesterly direction with the dividing line between lots 44 and 45, 278.2 feet to the point of beginning.
Being the same property conveyed to William J. Hobbs Jr,. and wife, Mary E. Hobbs, by deed from J. H. Crowder and H. L. Crowder, of record in Book 2142, page 167, 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 William D. Gee
his heirs and assigns, forever.

And we do covenant with the said William D. Gee
that he is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered. except taxes for the year 1953 which has been pro-rated and assume by the grantee herein.

And We, William J. Hobbs Jr., and wife, Mary E. Hobbs
do further covenant and bind ourselves our heirs and representatives, to warrant and forever defend the title to the said land to the said William D. Gee
his heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 1st day of September, 1953

William J. Hobbs Jr.

Mary E. Hobbs

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Marbut G. Gaston, a Notary Public in and for said County and State, the within named William J. Hobbs and wife, Mary E. Hobbs
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 1st day of September, 1953

Commission expires January 23, 1957

Marbut G. Gaston
Notary Public

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