K 2246

For and in consideration of the sum of $ ($10.00)

Ten **DOLLARS**

cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged

W.C. Allen and wife, Irene Allen,
we / **have bargained and sold, and by these presents do transfer and convey unto the said**
Clyde Hipps and wife, Mary Hipps,
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. 38 on the plan of Lakeland, as of record in Book 2133, page 15, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

Lot No. 38 fronts 108.3 feet on the westerly side of Emery Drive and runs back 140 feet on the Northerly line and 222 feet on the southerly line to the southeasterly line of Lot No. 40, running 136 feet thereon.

Being part of the property conveyed to W.C. Allen and wife, Irene Allen by deed from Tom T. Jones and C.J. Nain, of record in Book 2130, page 71, R.O.D.C., 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 Clyde Hipps and wife, Mary Hipps, their heirs and assigns, forever.

And we do covenant with the said Clyde Hipps and wife, Mary Hipps, 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, W.C. Allen and wife, Irene Allen, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Clyde Hipps and wife, Mary Hipps, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 26th day of Jan, 19 54.

W. C. Allen.

Irene Allen

DOCUMENTARY INTERNAL REVENUE 3 DOLLARS

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Herbert N. Jordan, a Notary Public in and for said County and State, the within named W.C. Allen and wife, Irene Allen, 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 Davidson County, Tennessee, this 26th day of Jan, 19 54.

Commission expires May 11, 1956

Herbert N. Jordan
Notary Public

DOCUMENTARY INTERNAL REVENUE 3 DOLLARS

WARRANTY DEED

FROM
W.C. Allen and wife,
Irene Allen

TO
Clyde Hipps and wife,
Mary Hipps.

9525

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record FEB 2 1954
at 12:05 o'clock P M.
and recorded in Book 81 Page 457
Fee $2.00
Wm. P. Wilson, Register
By M. McGinley

FOLK-JORDAN COMPANY, Inc.
MORTGAGES - REAL ESTATE - INSURANCE
214 UNION STREET NASHVILLE TENNESSEE
PHONE

G 553