K 2247

For and in consideration of the sum of $10.00

---TEN AND NO/100--- DOLLARS

CASH PAID BY T. J. WIMS AND WIFE, NELLIE DEE WIMS, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

WE, ALICE COCHRAN HOBBS AND HUSBAND, HUGH P. HOBBS, SR. have bargained and sold, and by these presents do transfer and convey unto the said T. J. WIMS AND WIFE, NELLIE DEE WIMS THEIR 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. 25 ON THE MAP OF WILLIAMS' SUBDIVISION OF BLOCK 55 OF THE BOYD COCKRILL SPRING TRACT, OF RECORD IN BOOK 161, PAGE 77, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 25 FRONTS 50 FEET ON THE WESTERLY SIDE OF 29TH. AVENUE SOUTH AND RUNS BACK BETWEEN LINES 135 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO ERNEST H. COCHRAN BY DEED FROM KATHERINE N. POWER OF RECORD IN BOOK 1512, PAGE 298, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. ERNEST H. COCHRAN NOW DECEASED AND ALICE COCHRAN HOBBS BEING HIS ONLY LIVING HEIR-AT-LAW.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said T. J. WIMS AND WIFE, NELLIE DEE WIMS THEIR heirs and assigns, forever.

And WE do covenant with the said T. J. WIMS AND WIFE, NELLIE DEE WIMS 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 1954 TAXES WHICH HAVE BEEN PRO-RATED AND PURCHASER WILL PAY WHEN DUE.

And WE, ALICE COCHRAN HOBBS, AND HUSBAND, HUGH P. HOBBS, SR. do further covenant and bind OURSELVES, OUR heirs and representatives, to warrant and forever defend the title to the said land to the said T. J. WIMS AND WIFE, NELLIE DEE WIMS THEIR heirs and assigns against the lawful claims of all persons, whomsoever.

Witness OUR hand S this 10th day of FEBRUARY, 1954

Alice Cochran Hobbs

Hugh P. Hobbs Sr

STATE OF TENNESSEE
Davidson County

Personally appeared before me, MARVIN A. Thompson, a Notary Public in and for said County and State, the within named ALICE COCHRAN HOBBS, AND HUSBAND, HUGH P. HOBBS, SR. 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 10th day of FEBRUARY, 1954

Commission expires July 12, 1954

Marvin A. Thompson
Notary Public

10 $8,500.00

WARRANTY DEED

FROM

ALICE COCHRAN HOBBS AND HUSBAND,

HUGH P. HOBBS, SR. 10837

TO

T. J. WIMS AND WIFE,

NELLIE D. HOBBS

STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record
FEB 15 1954
at 12:11 P.M. and recorded
in Book 2247 Page 494
Register

200

KIMBROUGH PHILLIPS CO.

G 588