K 2279

For and in consideration of the sum of $10.00 - - - - - - - - - - - - - - - - - -

TEN AND NO/100 - DOLLARS

Cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, all of which are hereby acknowledged, we Richard L. Hill and wife, Mary K. Hill,

have bargained and sold, and by these presents do transfer and convey unto the said James A. Clark and wife, Christa Anna W. Clark

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. 41, Revised Plan of Section "E", Village of Old Hickory, Fourth Civil District, Davidson County, Tennessee, as shown on plan recorded December 30, 1948, in Book 1424, page 87, in Register's Office for Davidson County, Tennessee; fronting 88.7 feet on Fifteenth Street, containing 0.73 acres, more or less;

Subject to and /or reserving one (1) permanent easment 16 ft. wide, more or less, and one (1) special easement 5 feet wide for sewer, and all rights in connection with said easements, including the ingress and egress over the property herein conveyed for servicing easements, are expressly reserved to the GRANTOR. If special easement is abandoned for the purpose to which the same has been dedicated, all rights thereunder will terminate and such special easement may not be reused for a different or dissimilar purppse. All as shown on said recorded plan, which is made a part of this description by reference thereto.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said James A. Clark and wife, Christa Anna W. Clark their heirs and assigns, forever.

And we do covenant with the said James A. Clark and wife, Christa Anna W. Clark 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 prorated as of this date and assumed by buyer.

And we, Richard L. Hill and wife, Mary K. Hill do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said James A. Clark and wife, Christa Anna W. Clark, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 22nd. day of May, 19 54

Richard L. Hill

Mary K. Hill

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Fred S. Ramsey, a Notary Public in and for said County and State, the within named Richard L. Hill and wife, Mary K. Hill

the bargainor, 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 22nd. day of May, 19 54

Commission expires AUGUST 12. 1957

Fred S. Ramsay
Notary Public

WARRANTY DEED

FROM Richard L. Hill et ux

TO James A. Clark et ux

20703

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY 28
Received for record this 28 day of MAY 954
at 10:01 o'clock A M. and recorded in Book 2279
Page 631
Witness my hand and seal of office
WILLIS P. BARNES, Register
By [illegible]

$ 2.00

Title Ins.

1

DOCUMENTARY INTERNAL REVENUE

1

DOCUMENTARY INTERNAL REVENUE

PG 631