K 2300

For and in consideration of the sum of $ 10.00

TEN & NO/100 DOLLARS

cash in hand paid and other valuable considerations, the receipt of which is hereby acknowledged, I, Andrew Ewing, Trustee, by virtue of the power and authority vested in me by deed of record in Book 2274, page 231

have bargained and sold, and by these presents do transfer and convey unto the said John A. Hobbs, 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. 91 on the Plan of Woodberry Park, as of record in Book 2133, pages 117, 118, and 119, Register's Office for said County, Said Lot 91 fronts 81 feet on the southeasterly side of Hibbitts Road and runs back 177.9feet on the northeasterly line and 178 feet on the southwesterly line, to a dead line, measuring 81 feet thereon.
Being part of the property conveyed to Andrew Ewing Trustee, by deed from Robert Niederhauser and wife, of record in Book 2274, page 231, said Register's Office.

Subject to restrictions of record in Book 2297. page 231 and plan of record in Book 2133, pages 117, 118 and 119 Register's Office for said County.

The warranties set out herein by the grantor are in his capacity of Trustee only.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said John A. Hobbs, his heirs and assigns, forever.

And I do covenant with the said John A. Hobbs that I am 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 and will be paid by seller.

And ~~I, Andrew Ewing, Trustee~~ successors and assigns do further covenant and bind myself, my ~~heirs, executors, administrators~~, to warrant and forever defend the title to the said land to the said John A. Hobbs ~~his~~ heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 21 day of September, 19 54.

Andrew Ewing, Trustee

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Frances T. Sperry, a Notary Public in and for said County and State, the within named Andrew Ewing, Trustee

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 21 day of September, 19 54.

Commission expires July 23, 1957

Frances T. Sperry
Notary Public

WARRANTY DEED

FROM Andrew Ewing, Tr.

23379

TO John A. Hobbs

please put in Doug Smith's Box

G-96799

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record the 4 day of Oct 1954 at 8:47 o'clock A.M. and recorded in Book 2297 Page 660
Witness my hand and seal at office in Nashville, this 4 day of Oct 1954
Register

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PG 215